### Case 12-12394-1-rel Doc 16-4 Filed 10/12/12 Entered 10/12/12 09:25:29 Desc Certificate of Service EXHIBIT C (PART II) Page 1 of 61

SUMMARY OF LAND CHARACTERISTICS

LAND AREA:

3.13 acres

SOURCE:

Tax map

LOCATION:

1881 & 1885 Central Avenue

Colonie, New York

TAX PARCEL NO.:

29.10-1-13 & 29.10-1-14

TOPOGRAPHY:

Generally level

UTILITIES:

Municipal water and sewer, electricity,

natural gas, and telephone

ZONING:

COR - commercial-office-residential

FLOOD PLAIN:

Zone C

WETLANDS:

Not apparent in immediate vicinity. Appraisers refer determination of State and Federal wetlands to a qualified

professional.

HAZARDOUS WASTE SITES:

Not in immediate vicinity. This appraisal assumes no adverse soil conditions or contamination. However, the appraiser(s) are not qualified to determine such characteristics and refer judgment to a

qualified expert, if so desired.

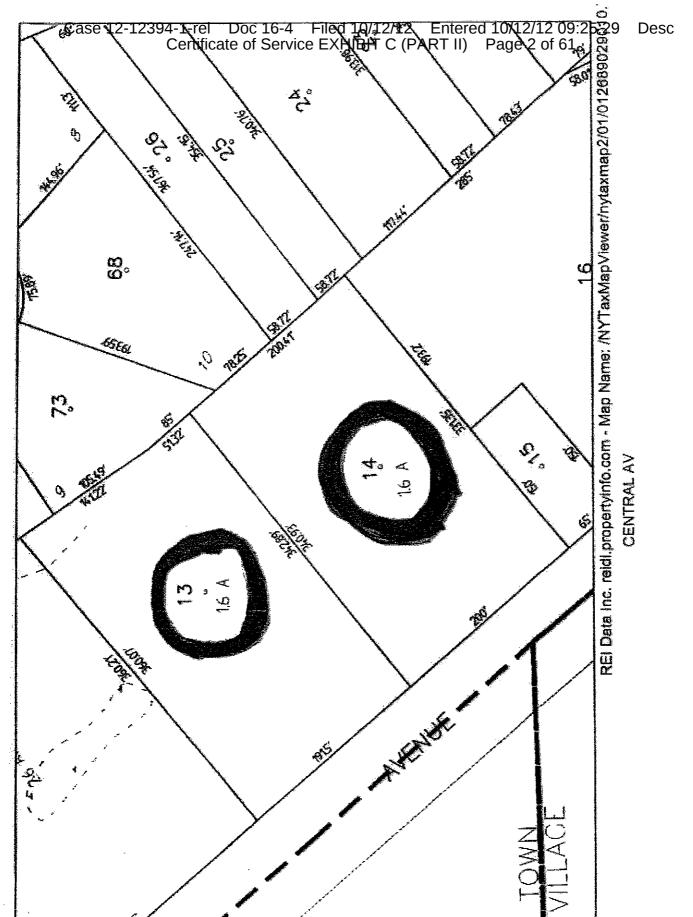
ADJACENT PROPERTY USES:

Primarily commercial

CONCLUSION:

The subject parcel appears to be functional for its current approved use with adequate access and on-site

parking.



## Case 12-12394-1-rel Doc 16-4 Filed 10/12/12 Entered 10/12/12 09:25:29 Desc **SUMMARY OF IMPROVEMENT SHARE PROBLEMS** (PART II) Page 3 of 61

The following information is based on discussions with restaurant/motel representative, Wendy and inspection of the property and assessor records. Also, additional information/sketches were obtained from a September 2008 appraisal of the property by Bauer Appraisal for Wilber Bank, now Community Bank. While some improvements have been made since 2008, there does not appear to be significant physical changes to the property since that time.

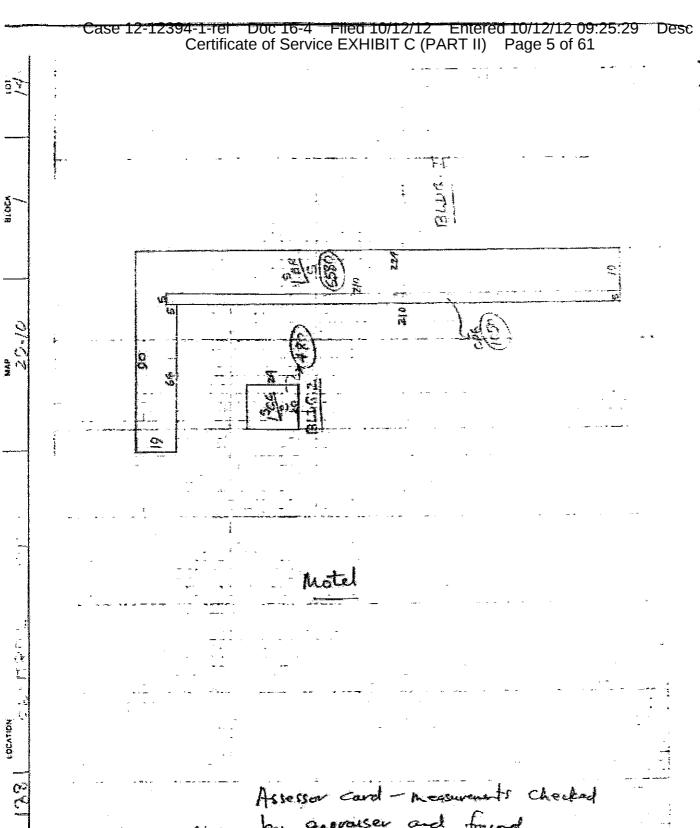
### Restaurant/Apartment

The restaurant/apartment portion of the property consists of a one partial 2-story structure of approximately 10,791 SF. It is of wood and masonry construction with full basement. The roof has both flat rubber and pitched shingle areas. The exterior is brick. Interior finish consists of tile, carpet, and hardwood floors with sheetrock or dropped ceilings. The building has gas heat and central air conditioning. Per the restaurant/motel operator, the restaurant can seat up to 300 persons. It consists of a buffet area, several large dining areas, kitchen, and two restrooms. The electric service is reportedly circuit breakers assumed to code. Also the operator indicated that the building has sprinklers and fire alarms as well as security alarms for the restaurant. The second floor apartment has & bedrooms, living room, kitchen, bathroom, and a large enclosed porch. Only a portion of the apartment was available for inspection. It can only be assessed through the restaurant. The overall condition of this building would be rated average for its age. It appears to be reasonably well maintained. Recent improvements per Wendy include newer roofing on 1 story section and updated interior surfaces in a portion of the restaurant. representative Mr. Chen indicated the restaurant currently grosses approximately \$200,000/month.

### <u>Motel</u>

The motel building consists of a 1-story, 27-unit motel of concrete block with asphalt shingle roof. Two of the 27 units are in a very small detached building adjacent to the main motel building. Total square footage is approximately 6,060 SF. The interior finish of the motel units consists of oak or tile floors and sheetrock walls and ceilings. The units have gas heat. There is no central air conditioning. Eight of the rooms were renovated in the past 3-4 years. Rooms that were not renovated are older and would need renovation to get a consistent rental. Wendy indicated the rooms are rented at a rate of \$45.00 per night, \$250.00 a week, or \$700.00 per month or no change since our 2008 appraisal. The overall condition of the motel would be rated fair with renovations or updating needed to the majority of the units. Owner representative Mr. Chen indicated the motel grosses a few thousand dollars per year.

Case 12-12394-1-rel Doc 16-4 Filed 10/12/12 Entered 10/12/12 09:25:29 Desc Certificate of Service EXHIBIT C (PART II) Page 4 of 61 Assessor card - measurements checked by approises and found substantially correct



Assessor cord - measurements checked by approuser and found substantially correct

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Case 12-12394-1-rel Doc 16-4 Filed 10/12/12 Entered 10/12/12 09:25:29 Desc Certificate of Service EXHIBIT C (PART II) Page 6 of 61

InterFlood

Instant flood maps and data

Real Stories

Get Maps My Account Questions

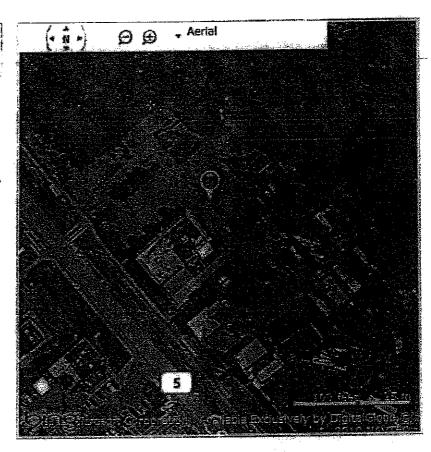
a la mode

1881 Central Ave Colonie, NY 12205-4221 (Manual Placement)

The address above has been geocoded (Exact Match) and placed on the location map to the right. InterFlood will use this property location to find a flood map. In some cases, geocoding may not be 100% accurate for a property (tell me why) so please verify its location.

To adjust the property location, drag the pushpin to the appropriate spot on the map.

**NEW ADDRESS** 



aerial from Inkerflood



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Case 12-12394-1-rel Doc 16-4 Filed 10/12/12 Entered 10/12/12 09:25:29 Desc REAL ESTATE TAX ANTICATES Service EXHIBIT C (PART II) Page 7 of 61

Tax Parcel 29.10-1-14 is currently assessed for \$610,000. The equalization rate is 67.5% indicating a full market value of \$903,700. The annual tax liability is approximately \$29,000, however please note based on the tax bills provided there appears to be past due taxes for this parcel. Tax Parcel 29.10-1-13 is currently assessed for \$373,300. Based on the equalization rate of 67.5%, the full market value indication is \$553,000. This parcel has an annual tax liability of approximately \$13,000. Please note that there appears to be past taxes due at this parcel.

### ZONING

Based upon a review of the Town of Colonie zoning map, the subject property is located in a COR Commercial-Office-Residential zone. Uses at the subject appear to be legal based on the zoning ordinance. This appraisal assumes that all uses and structures at the property are deemed legal by the Town of Colonie.

### FLOOD PLAIN

Based on a review of flood Insurance Rate Map 3600070010C dated September 5, 1979 the subject property appears to lie within a flood Zone C, an area of minimal flooding. However, the appraiser makes no representation as to the accuracy of this flood zone determination and refers final judgment to a qualified engineer. A copy of the previously cited map follows for reference.

### <u>WETLANDS</u>

Based upon a review of the NYS Freshwater Wetlands Map for the area, the subject property appears to be located outside of designated wetland areas. However, the appraiser refers final judgment, if so desired, to qualified officials with the NYS Department of Environmental Conservation. A copy of the previously cited map follows for reference.

### **ENVIRONMENTAL FACTORS**

Based on a review of the neighborhood, no hazardous waste sites appear to be located in the immediate vicinity of the subject.

It is noted that this appraisal report assumes no adverse soil conditions or contamination. However, the appraiser is not qualified to determine such characteristics and refers final judgment, if so desired, to a qualified expert in the field.

School Dist 012601 South Colonie Tax Map No. Prop Class 421 Restaurant 012689 29.10-1-14 Location Addl Desc Central Ave N-52 E-1879 **Dimensions** S-50-69 1.58 Acres 0.00 0.00 by Bill No. 008592 0 1881 Central Avenue LLC Roll Section 1881 Central Ave w Account No. Albany, NY 12205 Ĺ Mortgage No. = Bank Code T. Assessed Value 610,000 Tax Amount Tax Rate Taxable Value Levy Description 2865.25 4.697126 610,000 Albany County Tax 22.82 0.037417 610,000 Alb.Co.Elect.Chrgbk 1848.08 610,000 3.029636 Town of Colonie Tax 1.000000 37366.03 <sup>†</sup>School Relevy 1075.97 610,000TO 1.763883 Midway fire district FD010 11158.06 1.000000 11,158.06 (Exemption Payback 61.44 10.240000 Sewer a land payment SW001 6.00UN 7101.44 46.720000 152.00UN Sewer oper & maint SW006 1556.48 10.240000 152.00UN Sewer a debt payment SW008 382.47 0.627008 610,000TO Latham water dist WD001 10027.31 1.000000 WD099 10,027.31 Unpaid Water rent Tax Amount Due: \$73,465.35 Payment Schedule 03/31/2011 01/31/2011 02/28/2011 Due Date 1,469.31 734.65 0.00 Penalty \$74,934.66 \$74,200.00 Total Due \$73,465.35

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South Colonie Central School Tax Bill 2011-2012
Duplicate Tax Bill 1

School Dist 012601 South Colonie Tax Map No. Tax & Finance School District Code 595 012689 29.10-1-14 Prop Class 421 Restaurant Location Addl Desc 1881 Central Ave N-52 E-1879 Dimensions S-50-69 1.58 Acres 0.00 0.00 by Bill No. 004950 1881 Central Avenue LLC 0 Roll Section 1881 Central Ave Ψ. Account No. Albany, NY 12205  $\mathbf{n}$ Mortgage No. 0 Bank Code r Assessed Value 610,000 Full Market Value 903,700 Uniform Percent of Value 67.50% Estimated State Aid \$19,574,604 Fiscal Year 07/01/11 - 06/30/12 Warrant Dated 08/31/11 Equalization Rate 67.50% Exemptions Tax Rate Tax Amount Taxable Value +/-Tax Levy Levy Description 15044.19 24.662612 610,000 2.7% South Colonie Bill 56,468,877 \$15,044.19 Tax Amount Due: Payment Schedule Due Date 09/30/2011 10/31/2011 0.00 601.77 Penalty \$15,044.19 \$15,645.96 Total Due

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Case 12-12394-1-rel Doc 16-4 Filed 10/12/12 Entered 10/12/12 09:25:29 Desc Certificate of Service EXHIBIT C: (PART II) Page 10 of 61 3:10 pm 11/09/2011

South Colonie Central School Tax Bill 2011-2012 B i 1 1 Duplicate Tax

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Case 12-12394-1-rel Doc 16-4 Filed 10/12/12 Entered 10/12/12 09:25:29 Desc Certificate of Service EXHIBIT (PART II) Page 11 of 61 3:10 pm

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# ARTICLE V Use Regulations Page 6 of 13

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Instant flood maps and data

Real Stones

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Get Maps My Account Questions

### Flood data

USPS Address: 1881 Central Ave

Colonie NY 12205-4221

Community Name: COLONIE, TWN/ALBANY CO

Community #: 0007

County: Albany

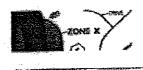
Census Tract: 36001-0138.01

Flood Zone: C

### Flood map color options

InterFlood has access to over 111,000 current FEMA flood maps. And with most (not all), you can customize their color, which makes them more appealing and highlights their zones.

**Current Color:** 



CHANGE COLOR

To customize colors, make sure you're using Chrome or Internet Explorer rather than Firefox or Safari.

### Here's your flood map(s)

Since it's possible for a property to be located on more than one flood map (tell me why), you may see more than one link below. In most cases, the first link will be the best map. When you click a link, the corresponding flood map will be displayed.

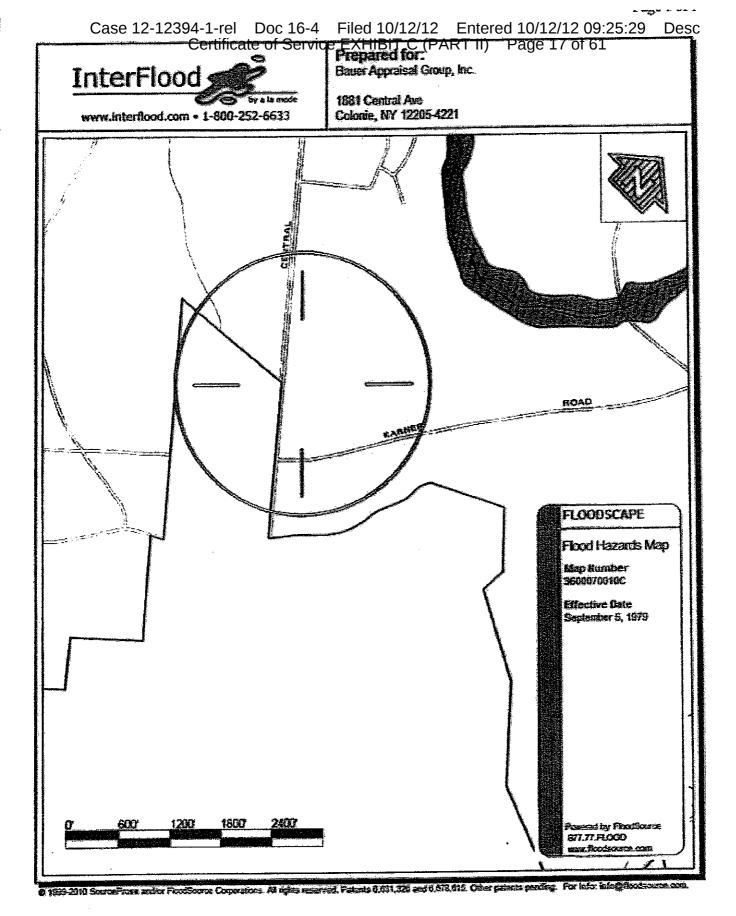
Flood Man #1 for 1881 Central Ave

Map Panel: 3600070010C - Map Date: 09/05/1979

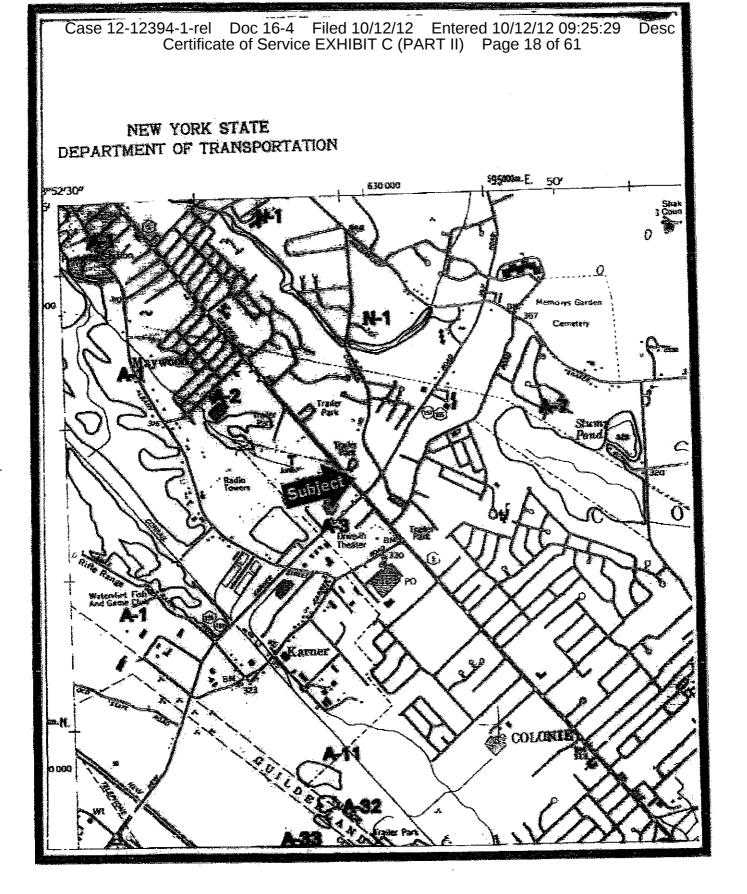


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http://filoodmap.alamode.com:8080/FloodScapeImage?customerNum=1&caption=Bauer Appraisal ... 11/7/2011



Case 12-12394-1-rel Doc 16-4 Filed 10/12/12 Entered 10/12/12 09:25:29 Desc HIGHEST AND BEST USE

As Vacant: Commercial development

As Improved: Retain current improvements

### **VALUATION ANALYSIS**

This summary appraisal report will rely on the Sales Comparison Approach that is deemed to be the approach that would be given the most consideration and will be presented in a summary format. Due to a lack of recent financials on the property, the Income Approach was not processed. The Cost Approach was not processed due to the age of the improvements.

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The Dictionary of Real Estate Appraisal, Third Edition, describes the Sales Comparison Approach as:

"A set of procedures is which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison and making adjustments in the sale prices of the comparables based on the elements of comparison."

The appraiser searched the local real estate market in order to find sales to compare with the subject property. Several sales have been selected and will be compared to the subject on a sales price per square foot basis.

The following table detail the particulars of these sales, followed by a summary narrative discussion as to how these sales relate to the subject to provide an indication of the subject property's value.

Property	Date	Sales Price	Size	Sales Price/SF	Comments
377 River St	2009	\$1,623,000	9,590	\$169.24	Restaurant
	2008	\$640,000	6,804	\$94.06	Motel
Schenectady 2155 Central Ave Colonie	2010	\$450,500	5,992	\$75.18	Motel.
1512 Western Ave Albany	2009	\$635,000	3,970	\$159.95	Restaurant

377 River Street in Troy was the 2009 failed former Fresno's Restaurant located along the Hudson River. Dinosaur Barbeque purchased the property. When one considers the motel component of the subject, this sale's overall condition will be rated superior to the subject. It is also much smaller than the subject and based on these factors, we anticipate that the subject would sell for a significantly lower price per square foot. After adjustments are made, we believe this sale supports a value of the subject to between \$75.00 and \$90.00 per square foot.

919 State Street was a 2008 sale of a 19-unit motel known as The Twins Motor Inn. It is smaller than the subject and sold under superior market conditions. Therefore, we anticipate the sale for a higher price than the subject. After adjustments are made we believe this sale supports a value of the subject of between \$70.00 and \$90.00 per square foot.

2155 Central Avenue in Colonie was a 2010 sale of a 13-room motel for \$75.18/SF. It is much smaller than the subject but does not have the restaurant amenity of the subject. We believe these factors offset

Case 12-12394-1-rel. Doc 16-4b Elled 10/12/12e1 Entered 10/12/12 09:25:29e Descone another and Certificate of Service EXHIBIT C (PARTINE Rage-21:0561rt a value of the subject of between \$70.00 and \$85.00 per square foot.

1512 Western Avenue is a 2009 sale of a former Denny's Restaurant. The purchaser subsequently opened a new Five Guys Restaurant at the property. The overall condition appears to be superior to the subject and it is also much smaller in square footage than the subject, therefore we anticipate the subject to sell for a significantly lower price per square foot. After adjustments are made, believe this sale would support a value of the subject of between \$70.00 and \$85.00 per square foot.

### Conclusion

Based on the preceding sales and the location, condition, size, utility of the subject we are of the opinion that its value is well supported at approximately \$75.00/SF. Therefore:

### 16,851/SF X \$75.00/SF = \$1,250,000

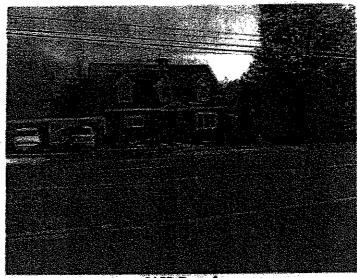
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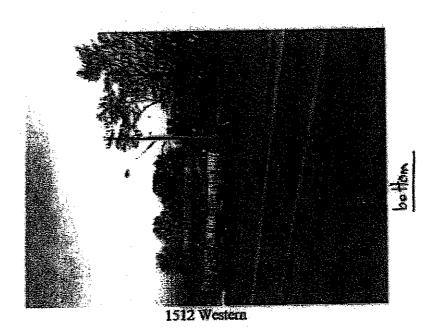
377 River St.



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2155 Central



# Case 12-12394-1-rel Doc 16-4 Filed 10/12/12 Entered 10/12/12 09:25:29 Desc RECONCILIATION OF THE SAME ESTIMATE (PART II) Page 26 of 61

### RECONCILIATION

The purpose of this appraisal is to estimate the Market Value of the fee simple interest in the subject property as of October 24, 2011. The Sales Approach used in this report indicates a value of \$1,250,000.

As a result of the valuation process, the estimated Market Value of the fee simple interest in the subject property as of October 24, 2011 is:

ONE MILLION TWO HUNDRED FIFTY THOUSAND (1,250,000) DOLLARS

Further, the liquidation value as of the same date is estimated at:

EIGHT HUNDRED SEVENTY FIVE THOUSAND (\$875,000) DOLLARS.

Bauer Appraisal Group, Inc. has prepared this independent and impartial appraisal of the property in conformance with the requirements of the USPAP.

### RELIABILITY OF THIS REPORT

While every effort has been made to produce a credible market value estimate, the limited scope of the assignment or the exclusion of one or more approaches to value does not limit the reliability of the result. The scope of this assignment was limited to an application of the Sales Approach and only a limited market analysis (included in the appraisers' files) was made and no in-depth analysis of highest and best use was conducted.

These factors are not considered to have a significant negative impact on the reliability of the valuation. In total, the detail and depth of the analysis is considered to be commensurate with the complexity of the property type and market conditions. Sufficient data, diligence and analysis are combined in this valuation to produce a reasonably reliable market value conclusion that will serve the needs of the client.

### **ADDENDA**

Case No. 1238 Mol-rel Doc 16-4 Filed 10/12/12 Entered 10/12/12 09:25:29 Desc Community Case of Service EXHIBIT C (PARM) Figure 10/12/12 09:25:29 Desc Community Case of Service EXHIBIT C (PARM) Figure 10/12/12 09:25:29 Desc Community Case of Service EXHIBIT C (PARM) Figure 10/12/12 09:25:29 Desc Community Case of Service EXHIBIT C (PARM) Figure 10/12/12 09:25:29 Desc Community Case of Service EXHIBIT C (PARM) Figure 10/12/12 09:25:29 Desc Community Case of Service EXHIBIT C (PARM) Figure 10/12/12 09:25:29 Desc Community Case of Service EXHIBIT C (PARM) Figure 10/12/12 09:25:29 Desc Community Case of Service EXHIBIT C (PARM) Figure 10/12/12 09:25:29 Desc Community Case of Service EXHIBIT C (PARM) Figure 10/12/12 09:25:29 Desc Community Case of Service EXHIBIT C (PARM) Figure 10/12/12 09:25:29 Desc Community Case of Service EXHIBIT C (PARM) Figure 10/12/12 09:25:29 Desc Community Case of Service EXHIBIT C (PARM) Figure 10/12/12 09:25:29 Desc Community Case of Service EXHIBIT C (PARM) Figure 10/12/12 09:25:29 Desc Community Case of Service EXHIBIT C (PARM) Figure 10/12/12 09:25:29 Desc Community Case of Service EXHIBIT C (PARM) Figure 10/12/12 09:25:29 Desc Community Case of Service EXHIBIT C (PARM) Figure 10/12/12 09:25:29 Desc Community Case of Service EXHIBIT C (PARM) Figure 10/12/12 09:25:29 Desc Community Case of Service EXHIBIT C (PARM) Figure 10/12/12 09:25:29 Desc Community Case of Service EXHIBIT C (PARM) Figure 10/12/12 09:25:29 Desc Community Case of Service EXHIBIT C (PARM) Figure 10/12/12 09:25:29 Desc Community Case of Service EXHIBIT C (PARM) Figure 10/12/12 09:25:29 Desc Community Case of Service EXHIBIT C (PARM) Figure 10/12/12 09:25:29 Desc Community Case of Service EXHIBIT C (PARM) Figure 10/12/12 09:25:29 Desc Community Case of Service EXHIBIT C (PARM) Figure 10/12/12 09:25:29 Desc Community Case of Service EXHIBIT C (PARM) Figure 10/12/12/12 09:25:29 Desc Community Case of Service EXHIBIT C (PARM) Figure 10/12/12/12 09:25:29 Desc Community Case of Service Case of Service EXHIBIT C (PARM) Figure

### COMMERCIAL APPRAISAL ENGAGEMENT FAX

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Borrower(s):	1881 Central Ave.	Telephone Number	646-401-3588					
Property Owner(s):	Mr. Chea	Telephone Number	518-452-6963					
Property Location:	1881-1885 Central Ave., Albany, NY							
Tax Map Number:	29.10-1-13: 29.10-1-14							
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Type of Value to be Estin	Appraisal Due Date:	8/31/2011						
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Inspection Fee (Per Visit)								
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Report to be Faxed Before Delivery of Original Report? Yes No								
Note: Please email report to the Bank's Commercial Appraisal Manager - See email information below.								
Bank Contact Person:	Denise A. Rhoads, VP Commercial Appra	risal Manager						
Located At:	5790 Widewaters Parkway, Dewitt, NY 1	3214-1833						
Email Address:	denise rheads@communitybankna.com							
Telephone Number:	(315) 445-3167							
Fax Number:	(315) 445-7364		No. of the Control of					
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Appraisal Firm Name:	Bauer Appraisal Group, Inc.	WWW.						
Appraiser's Signature:	Baner Appraisal Group, Inc.	Date:	7/27///					

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	At the end of the tax year:  Did any foreign or definestic corporation, partnership (including a organization own, directly or indirectly, an interest of 50% or mo constructive convership, see instructions. If Yes, "attach Schedule	é B-T	, information on F	arne	is Owners is	ing or More	CAT.	8
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ŧ	Did any individual or estate own, directly or indirectly, an interest partnership? For rules of construction ownership, see instruction	5. H	Yes, allach Sched	ice B	1, Informati	on on Part	NEXTS	x
	CANNOTE THE BY BREEL IN LEAST WELL AND ARREST ARREST AND ARREST ARR		+					
4	At the end of the tax year, did the partnership; Own directly 20% or more, or own, directly or indirectly, 50% or	KKKE	of the total volling	pene	of all class	es of stock	t entide Je di	
_	Own directly 20% or more, or own, directly or indirectly, 50% or to wate of any foreign or domestic corporation? For rules of cours fragigh (M) below	KI (II). W	THE PERSON AND PARTY AND ADDRESS OF	mser	ERENIS-II A	and consider		X
	(i) Name of Corporation		(ii) Employe Mentincator	ſ	(W) Cou	ndry of	(h)	) Percentage
	Ash sales with the constituent commerce		dentification Number of an	1	nexp	redon	١ ،	Owned in Josing Stock
			Telegram faren	27			<del></del>	
<del></del>							<b>!</b>	
	N 2 2							
					1		<u> </u>	
	Own directly an interest of 20% or more, or own, directly or inde in any foreign or domestic partnership (including an entity treate rules of constructive meneration, see inclinations, if "Yes," comple	ectiv	, an interest of 50	% or i	nore in Siz (	xofit, loss.	or cep	
•	in any facego or decressic partnership (including an entry treat-	d es	a partnerstrip) or l		penegeral r	derest of 8	Activity.	X
	rules of constructive ownership, see instructions. If Yes, compa	= #2 ().	Street of the second	ra:	Deno est			(v) Maximum Percentage
	(i) Name of Entity		(il) Employer Identification	1 1	) Type of Entry	Organos	tion .	Percentage Owned in Profil,
		Ħ	barber (if any)	ĺ				Loss, or Capital
		-		<b>—</b>				
				<del>                                     </del>	***			
	A CONTRACTOR OF THE CONTRACTOR							
<del></del>	internation of the control of the co						ми	

### . Case 12-12394-1-rel Dog 16-4 Filed 10/12/12 Entered 10/12/12 09:25:29 Desc Certificate of Service EXHIBIT C (PART II) Page 31 of 61

Zaár	1065.0009	.881 CENTRAL AVENUE LLC 2	6-4358287	Fage 3
+ STYLL				Yes No
_	~~	ship file Form 8893, Election of Partnership Level Tax Treatment, or an election statement	under section	
2	Did the paragraph 6231 (av.11)(b) (6	sing the Form does, Decount of Postules and Desirect for this law year? See Form 8993 for O for partnership benefit as treatment, that is in effect for this law year? See Form 8993 for	mate details	X
6	Does this partn	ership satisfy all four of the following conditions?		
2	The partnership	o's total receipts for the tax year were less than \$250,000.		
		o's total assets at the end of the lax year were less than \$1 million.		
	for the pertners		extensions)	
ď	The partnership	s is not filling and is not required to file Schedule M-3		
	ilem Lon Sche		; 1000, 05	
		iap a publicly traded partnership as defined in section 469(Q(2)?		<del>                                     </del>
	reduce the Max	year, did the partnership have any debt that was cancelled, was forgiven, or had the learns clost amount of the debt?		<u> </u>
9	Has this parine any reportable	eship filed, or is it required to file; Form 8918, Material Advisor Disclosure Statement, to p	rovide information on	X
10	Al any time du a Spancial soci See the instruc	ing calendar year 2009, eld the partnerpish have an interest in or a signature or other au- turn in a foreign country (such as a bank account, securities account, or other foreign dan- ficies for exceptions and filling requirements for Form TD F 90-22-1, Report of Foreign Ban es," order the name of	horily over count)? ik and Funancial	
17	CONTRACTOR TRANSPORT OF	ing the tax year, did the partnerstap receive a distribution from, or was it the greater of, o "Yes," the partnerstap may have to the Form 3520, Avenuel Return To Report Transaction Certain Foreign Calls. See restructions	r transferor to, a ; Yilth Foreign Trusts	
12:	is the partnersh	to making, or had it previously made (and not renoted), a section 754 election?	· 抽条数配式控制性 法法律 电广大管管管 电下价:	
	See instructions	s for delais regarding section 754 election.		
	STREET, STREET	strip make for this tax year an optional basis adjustment under section 743(b) or 734(b)? Any the computation and allocation of the basis adjustment. See instructions		. X
ć	is the partnersh built-in loss (as allech a sialecu	to required to adjust the basis of perimership assets under section 743(b) or 734(b) becan defined under section 743(d)) or substantial basis reduction (as defauld under section 7 tent showing the computation and allocation of the basis adjustment. See instructions	ee of a substantial A(o))? If Yes.	
13	Check this box	it, during the current or prior lax year, the partnership distributed any property received a printeded such property to another entity (pitter than entities wholly carried by the partner lax year)	la Bro-sind	
14	At any fine dur	ring the lawyear, did the partnership distribute to any partner a tenancy-in-common or of property?	er undivided interest	X
15	If the parinersh Entities, enter t See instructions	in is required to file Form 8858, information Return of U.S. Persons With Respect To For the number of Forms 8858 attached.	elgn Disregarded	
16	Door the nather	orship have any foreign partners? If Yes, ender the number of Forms 8905, Foreign Part ection 1445 Withholding Tax, siled for this partnership.	er's bilamation	Y.
17		er of Forms 8865, Relam of U.S. Persons With Respect to Certain Foreign Partnerships,	attached	
	to this return .		*****	
Desi Ene	gnation of Tax N token the gene	lations Partner (see the instructions) and partner designated as the tax matters partner (TMP) for the tax year of this return:		
Nave	dt.	WEN SOME CHEN	► 566-14-835 <u>5</u>	I
¥ mac.	75P m m	Protective of Ref.		
eraky. Petries	specialists	ۮ.		
Addition .	us of the	1881 CENTRAL AVE 2FL		
œ ç	np F	ALBANY, NY 12295	Foo	n 1065 (2002)
			5 WE	

Foster 100	(2009) 1881 CENTRAL AVENUE LLC	26-4358287 Page 4
Callan	Partners' Distributive Share Items	Total amount
200	1 Ordinary business income (loss) (page 1, line 22)	1
	2 Net rental real estate income (loss) (attach Form 882)	2 -7,833.
	S. Mel leurs (est seres derive (uppe lutters team open)	
	8a Offier gross rental income (ress) 3a	
	to Express from other readsl artifalias (attack stant)	3c
	c Other net nental frozzie (foss). Subject time 3b from line 3a	
	4 Guerariani payments	5
	5 Interest recome	
inceme (Loss)	6 Divisionis: a Ordinary dividends	
( manage	b Questied dividends	
	7 Regulis	8
	8 Net short-term capital gain (loss) (attach Schedule D (Form 1065))	
	Sa Net long-term capital gain (loss) (attach Schedule D (Form 1065))	
	b Collectibles (28%) gain (loss)	
	c (transplant) action (25) gain (affect statement)	10
	10 Net section 1231 gain (loss) (ettach Form 4797)	11
	11 Obs hours (lost) (see instrusions) Type *	
	12 Section 179 deduction (street Farm 4562)	1134
Deduc-	13a Convincions	135
tions	b investment interest expense	F 13- 671
	e Section Street expenditures (1) Type - (2) Amount	13d
Self-	14a Net earnings (loss) from self-embloyment	146
Employ-	ts Gross familing or tishing income	
stream.	e Gross perdent iscome	150
	15a Low-Income lipesing credit (section 42(0.5)) b Low-Income housing credit (state)	156
	6 Constitut manufaction expenditures (rental real estate) (attach Form 3468)	. 15c
Credits	Constant department of partments from the partment from the partme	15d
	e Other restal credits (see Instructions)	15e
	Other credits (see instructions)	151
	16. Name of country of 115 proposition	
	is Comice incomes from all southers	160
	c Gross income sounced at parties level	.,.[10G]
	Final constant sourced at restrictable level	
,	Foreign gross income sourced at partnership level  d Possure category   e General category   1 Other	+ 16/
र्रे <b>कर्म</b> युग	Destrotors allocated and apportioned at partner level	
Trens- actions	g interest expense * h Other	= 16h
		(#3-3V)
	I Constant category > kOtter	* 16k
	Total Sanday Sanday Colombia artists in Digital Accorded	161
	and the second s	16m
	the state of the s	
	17 a Post-1986 depression adjustment	
Alexandre	had the selection of the	***************************************
Alexaire Vocacio	c Depletion (offer first oil and giss)	17c
Taz (ABAT)	ACC are and preferred experies - press around	176
DEEDS.	e DEL rest, and geothermal properties - destructors	17E
white the same of the same of	for Miles (and see	164
	THE TON- COUNT NAMES INCOME.	185
Other	is Other to receptify income  di Mondestrucitate expenses	
lator-	6 Mondeducible expenses 19a Distributions of cash and marketable securities	
mation	19a Designations of other property	196
	20 a Investment Acone	29 z
	b investment expenses	205
	c Other tiens and amounts (atlact simp)	
544	COME DE SE STUDIES (SEED) SHAFT	Form 1965 (2009)

	1005 (2009) 1881 CENTRAL	AVENUE	LLC				26-43502	9" 798.5	
	lysis of Net Income (Loss)		.,	· · · · · · · · · · · · · · · · · · ·					
1 Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of 1 -7,633. Schedule K, lines 12 through 13d, and 161.									
	Analysis by (i) Corporate parises type:	(ii) Indivi (ectiv		(iii) Indi (passi	Added VE)	(iv) Parinership	(y) Exempt organization	(M) Nominee/Other	
2	Genesi passes				waran				
ļ	CONTRACTOR		<u>, 833. </u>	AND ON E				of lax year	
53	editile (1524) Balance Sheets pe	r Books			හු රේ නි		(6)	(6)	
	Assets			(9)		(6)		2 0.	
1	Cash	***********						100 TO 100 T	
	Trade notes and accounts receive	be			_				
Ē	Less allowance for bad debts							A CONTRACTOR OF THE CONTRACTOR	
3	invertoies	********							
4	U.S. government obligations	******	e.						
5	Tax-exempl securities		12.5					8	
6	Other cornect exacts (attach shal)		3						
7	Mortgage and real estate loans .	**********	- ÷	7					
6	(liter investments (allact star) Buildings and other depreciable a						BEIDER		
	: bandings and build depreciation						19,747		
	Desielable assels	*****			****				
	Less accomplated deplotion			and the second second		V CONTRACTOR CONTRACTO			
. 7	Land met of any amortization)		250					689,667.	
	Intangible assets (amortizable on	W		AND THE SECOND OF THE SECOND O					
	Less eccumulated emortization .	#E							
	Other assets (attach stmt)	-+	3.3				经数据表现的		
14	Total assets					-13		THE PERSON IN	
	Liabilities and Capital								
15	Accounts payable	,,,,,,,,,,,,							
16	Mortgages, notes, bonds payable in less fo	an 1 7000				\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			
17	Other current Establishes (affects strat)	reprieta e 174	2.30		<b></b>				
18	All nocrecourse loans							1,208,686.	
19	Martigages, mates, bands payable in 1 year	3 Best			<b>21.</b> –			1,200,000.	
20	Other Balables (Alleri Stat)	********	-41-					341,977.	
21	Partners' capital accounts	****						1,550.063.	
22	Total liabilities and capital	******************************		440 VAL 1482	Sales La real	المنت ألم المنتاب			
		of Income M-3 may	oe req	Med High	BU UI .	HISTORIC MET (			
1	Het income (loss) per books			-7.833.	6 lac	ome recorded on Sched on Scheduk	books this year not e.K., hoes I through		
2	income included on Schedule K. I 2, 3c, 5, 6e, 7, 8, Sa, 10, and 11, recorded on books this year (term	not not (ze):			П	(Remice): -emişt idensi Ş			
4	Guaranteri peris (other from boeth incorn)				7 🖭	ectors included on St	heisie K, lines I through epinet hook lacone this		
3 A	Conserved points (make their man and )	netwise .				( (licais):	Carlot Carlot Marries (11)	- ا	
-	Esperance (concled on looks this year soft of Schedule K, least 1 librarys 15d, and 16 (kineta)	1			a De	reciation \$			
-	September\$				200				
	. Treed and								
-					8 Ad	d lines 6 and 7		***	
				-7.833.	9 55	ope (incr) (Analysis d	Het lacence (Loss), line 1	_7.833.	
5	Add lines   firmuph 4		Half A-	- (,022.) Semnie	-368				
	HEGINEETHERS; ATTAITYS IS OF FAIR Balance at beginning of year	weis val	ase Mi	CAPILITY .	6 DE	bibelions a Ce	sh		
	Capital contributed: a Cash		3	49.810.	~ w/3-	THE SECTION AND A SECTION ASSESSMENT	perty		
<del></del>	b Projecti .				7 0	e desent (lexite)		-4	
3	Net income (less) per books			-7,833.					
4	Ole ixrees (Itale)								
					8 84	d lines 5 and 7	stract line i from line 5 .	341,977.	
5	Add lines I tirrough 4	<u> </u>	3	41,977.	9 8	BE RESID FOR N	<b>医乳炎 (医产者 家庭) 神奈 3</b> 。	474	

Form 8825		Rental	0X816_156	細結							
Deze	distant of the Teamury of Revenue Service	<b>*</b>	Attach (	See instruction Form 1065, Form 1065	1						
	tigae Sagistr								ř		
18	EL CENTRAL AVEN	6-43	6287	Re-A-C-C-C-C-C-C-C-C-C-C-C-C-C-C-C-C-C-C-							
1	Show the kind and lo	cation of each proper	ty. See	rage 2 to list additional p	roperties.						
A	COMMERICAL BU			المنظم المنظم المنظم المنظم							
	1881-1885 CEN	TRAL AVE., AL	BAKY,	The second secon				<del>)</del>			
8	***		~~ <del>~</del>	·····································					Christian College Coll		
¢				جهست در بازید در در			*****				
D											
	(Septiment)					hopedies		The same of the sa			
	Rental Real Estate in	cosié		A	B	C	-	D	<u> </u>		
	•	***	ĺ	Ţ.							
_	·_ ·		_	00 861							
2	Gross rends	j	2	80,261_							
-51	Rental Real Estate D Assertision		3								
ä A	Auto and travel	-	4								
5	Cleaning and mainten		5								
	Consulssions		6								
7	fraurante		7						***************************************		
	Legal and other profe		8	C1 67E	·						
9	Repairs		9    Q	64,935.							
	Taxes		11								
	Libres		ž İ								
	Wages and salaries	-	13		india.						
14	Depreciation (see insi	tuctors)	14	19,747.							
15	Come (Ref) - BANK	CHARGE	<u> </u>	3,412.					<del>Miland State Control</del>		
			15 -			00000000000000000000000000000000000000					
			``					A STATE OF THE PARTY OF THE PAR	quantitativity is a sense of		
								-	Carlo		
		-	1			l					
16	Total expenses for ea	sch property.	.	88.094.				1			
	Add times 3 through 1		16   0.7 m/s	mrs A Brough H			1	7	80,261.		
17	Total average Add	u gruss renes aun m. Inisi emenese inen l	e e, c.m em 16. 1	okaras A frough H		*****	[1	8 -	88,094,		
10	Marine Stand Stand	Come 6707 Cort II for	a 17 fi	an the disposition of pro	oerbe tioni ier	nted read					
	estate activities										
20	20 a Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or 5 corporation is a partner or beneficiary (from Schedide K-1)										
	b Mentify below the per										
	Attach a schedule if n	nore space is needed	12							_	
	(1) Name (2) Employer Identification number										
		***				هم کند. بین مصاحت بنت بنت بنتے ہیں۔					
**	the most is a second	Income (local Cons	ine fire	17 through 20a. Enter	he result here	and on:	·	a l	-7,833.		
<b>E</b> I	• Form 1065 or 112						Ş				
	• Form 1005-B: Pari										
	A LOCAL ACCURACY OF THE	CAMPAGE TO STATE OF THE STATE O	20.	and the form Court	, , , , , , , , , , , , , , , , , , ,			Form 88	25 (12-2006)		

BAA For Paperwork Reduction Act Holice, see the separate instructions.

					<b>.</b>		651109
		2009 i		mal K-1	Amended N	d Cur	rent Year Income,
ichedule K-1	*		C17-4		Denuctions, Credi	5.8	nd Other Items
Form 1065) Legations of the Treasury 2 Legate Response Service		. 2005 	1	Ordersty bu	siries iscure (loss)	15 (	àsiis
Partner's Share of Inc	~.		2	医哈姆姆	-3,916.		
Credits, etc.	* See	eparate instructions.	3	Office net i	The second secon	16	Foreign transactions
Information /		4	Gueranteer	f payments	1		
A Farinership's employer idea	dicalon n	unions	5	laterest inc	CET.	†	
B Paymentagy's name, address, city, state, and ZIP code 1881 CENTRAL AVENUE LLC C/O NYCPAS LLC 148A MADISON ST				Ontinziy di	identi		
HEN YORK, MY 1000	ion mado io		Gb	Operation of	wide kis		
C RS Center where partnersh	क् विर्ध त्र	sin .	7	Royellies			
D Clack Fris 5 2 public	ly baded p	Meship (PTP)		l	स राज्या कुछ (स्पर)		
Badile Information			92	Nei long-k	em capital gain (loss)	17 A	Managine obsideur (zs. (1987) (2007)
E Factor's Identifying number			96	Collectible	ș (26%) gain (loss)		
F - auen a mane, malless, c	ly, stele, e	nd ZIP code	96	Urcecapiu	red section 1250 gain		
SEN SONG CHEN 1881 CENTRAL AVE ALERNY, NY 12205	2FL		10	Net section	n 1231 gán (156)	18	Tex-exempt income stid nondeducible expenses
		Linder asther or other	it	Officer Inco	une (GSS)	<b>-</b>	
G K General partner of U.C member manager	444	Lingles parties or other LC member Foreign parties	-			<b> </b>	
H K Domestic parties	-	■ECO TO BEST OF THE STATE OF T		<b> </b>			
I What type of early is this p	erberi <u>I</u>	KOIVIDUAL	1	\$ 10	79 deduction	119	Distributions
J. Partner's chare of profit, to Beginning	es, and ca	altal (see instructions): Ending				_	
	10000 %		13	Orier es		26	Other information
	2000C \$	The state of the s			# الله علم منه هم هم حيد منه علم الله		معد بنيان بنيان مند بنيان مند بنيان مند بنيان ميد والم
K Partner's state of liabilities	s at year ei	<b>d:</b>					
Nonecourse		\$ 604.043	14	Self-emp	bymest earlings (ics	4	
Recourse	*****	\$	╂~	<del> </del>		1-	
L Pariner's capital account a Beginning capital account	nelysis:			i See altac	ned statement for	add	lional information,
Capital contributed during Current year increase (660	fin year zcase)	\$ 174,905 \$ -3,916					
Williakaralis and distribute Ending capital account	********	\$ <u>170,989</u>	4				
X Tax basis	MP.	Section 704(b) book	1				
M Det the partner contribute	<b>l</b> e	the buildingsin or loss?	OKL				
N Yes, and detect he	lestractions)	s see instructions for For	n 10	65.			Schedule K-1 (Form 1065) 2009

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		П	Final K-1 Amended K-	-1	C42 No. 1545-000
éž mě	zedule K-1 2009	سرو حدث	The Person of th		
	at 1955) for california year 2019, or box		Partner's Share of Deductions, Credit	S, a	nd Other Items
*	-	П	Onlinery business income (loss) 1	\$	Credits
	desert of the Traceury year beginning the Traceury of Province Service entire e	l		ļ	
D.	rtner's Share of Income, Deductions,	2	सिर्स त्याची तथा कार्यक (स्थार)		
		<u> </u>	-3,917.	-	C. t. L
	edits, etc See separate instructions.	3.	Other net rental income (loss)	6	Foreign trænsactions
	Information About the Partnership	4	Guaranteed payments	-+	
A	Partnership's employer identification number	<u></u>			
Н	The state of the s	5	interest income	l	
#3	Partnership syname, address, city, state, and ZIP code		Ordinary dividends	-1	
	1881 CENTRAL AVENUE LLC C/O NYCPAS LLC 148A MADISON ST	64	Oldrey Granies		
1	NEW YORK, NY 10002	66	Cualified dividends	1	
	Man Ithur of Lives	1			
c	FS Center where partiership filed return CINCINNATI, OR	7	Royalties		and make their wife they will their
o	Check if this is a publicly tracked partnership (FTIT)	8	Het short-term copiled gain (fees)		
666	information About the Partner	92	Met tong-term capital gain (teas)		Azonalie miaisan to (ANT) italia
		<u> </u>	T	ē	
E	Partner's identificing number	96	Collectibles (28%) gain (loss)		
t	various name, address, city, state, and ZIP code	80	Unreceptured section 1250 gain	1	
1 ~	JUAN YING KERNG	L.,			
	1881 CENTRAL AVE	10	Net section 1281 gain (loss)	18	Tax-exempl income and nordeductible expenses
1	ALBANY, NY 12205	-			
G	K General partner or LLC. Limited partner or other	11	Offier Income (loss)		
		Γ	The state of the s	7. au	<u> </u>
H	Domestic partier	L			
١.	What type of entry is this partier? INDIVIDUAL			14	Cistizations
•	Named China to reside to any box and	12	Section 179 deduction	13	COZERKITER O
1	Partner's store of profit, loss, and copilal (see instructions):	152	SCORE INSTRUMENT		
	Beginning Ending	13	Offier deductions		The state of the s
	Profit 50.00000 \$ 50.00000 \$ Loss 50.00000 \$ 50.00000 \$	L.		20	Officer information
	Capital 50.00000 % 50.00000 %				
		<b>L</b> _		<del>4</del>	
ĸ	Fainer's share of liabilities at year end:				
	Horecoas:	12	Self-employment earnings (loss)		
	The state of the s	1			
	<b>RECORDS</b>	T	1		
L	Partner's capital account analysis:			T.	
	Beginning capital account	1.5	ee attached statement for a	ÇŒ	CAN SI HIMETIFERENT
1	Capital contributed during the year \$ 174,905.  Ourrent year increase (decrease) \$ -3,917.	1.00			
	Wildenah and distributions				
	Ending capital ecount	100			
ŀ	X Tax basis GAAP Section 704(b) book	T U			
	Class (subject)	TRESECT			
紐	Out the partner contribute properly with a built-in gain or loss?	1			
•	☐Yes ☑Ma	Ž X			
	FYEL AND SHOWING BELLEVILLE	Ľ.			Sahadala K.J. (From 1965) 2009

BAA For Peperwork Reduction Act Rollics, see Instructions for Form 1865.

ECONS LET (LOSSUS 1902) TWO

PRIMOR GRAD

	106	Ē		U.S. Return of Part	nership Incor			0/0 Ku) 55-0079		
			For	calendar year 2009, or tax year begin exiling		2009				
Departur Internet	ent of the T Remove S	entricy Since		See separate i	. I	2007				
A Pr	تزعين أجمنيه	ess activity		Name of positional state			D	Employer Identification		
			Use the							
Harrison A. C.	, PROP		RRS label	1881 CENTRAL AVENUE LLC		.,		-4358287 Ode belies saled		
		et ogservice	Office- wise.							
-	. PROP		print	C/O WYCPAS LIC 148A MAI	ISON ST	& ZF =de	A STATE OF THE PARTY OF THE PAR	/27/09 Total among then listed		
C & 531	Siene side	demedaer >	ortype.			Y 10002	r S	1,550,063.		
		icable toxe	C	NEW YORK  X Indial return (Z)   Fanal return		(4) Addes de				
12 14	sarv obitu	SCHIBE GIVE	6	Technical invention - dust dect (f) or (2)	*** 💴	(A Climina	water for	,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,		
H C	eck accu	भवकिया तस्त्री	7.7		(3) Other (speci	(b) <b>!</b>				
				one for each person who was a partix				2		
1 G	eck if Sc	hedules C a	no M-3 are	allacted		*****		***********		
Cautio				ss income and excenses on lines to f		<u>e Rie instructions</u>	for more	informatical.		
				中国祖代福祉大学及祖刘宗从《北京公司》中的《北京》中,十十十十十十十十十十十十十十十十十十十十十十十十十十十十十十十十十十十十		<u></u>		1		
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i				estate A, lice 8)						
NCOME.				rom other partnerships, estates, and t						
ŏ	1 4 2	ndalay neo Madi states	(1055) II (1055) II	ion bost parasands, escars, are r	\$1255.ps		. 4			
E	5 N	et fam prof	ii (ioss) <i>(at</i> i	5						
*	6 N	let gain (loss	) from Form	- 6						
		ther income	(1055)		7					
		allach steler		ntine lines 3 through 7		<u>l</u> .				
		CEST EXCOME	(IDSS). CON	TERRO IN CO. 3 UNIVERSITY	3 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -	************				
	9 8	alaries and	wanes (olibe	er than to partners) (less employment	credita)		. 9			
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D C	[ 13 P						13 14			
D	14 T			eg kangkan i pulak sanjuk maga bahan baha lamber sa			15			
DEDUCT-	13 6			(, atlacir Form 4562)						
1 5				ed on Schedule A and elsewhere on o			160			
ġ ā	17 0	enletion (Do	not deduc	t oil and gas depletion.)		****	17			
O B							18			
1	19 E	mployee be	nefit progra	:: :::::::::::::::::::::::::::::::::::			19			
Å	20 C	iter dedicti	ors							
į		ottach stater	nen()	******************************	******		20			
	21 1	ital deducti	irens. Arkit #	he amounts shown in the far right cok	min for lines 9 throu	an 20	21			
-		hellmane here	loree Incor	me flore). Subtract line 21 from line 5			22			
<u> </u>		Under penaltic	s of periory, I c	decima (that ( there expanded this other), including Decimation of supporer (other Man parent parties	t or senset backly compared to the compared to	and statements, and to y constant manager) is	de best at 12555 (st	ny kaominina amin'ny faritr'i S E diagrampiana dia maritr'i S		
Sign		proposer lust a	ay kaodelge.							
Here		-				<b>-</b>		the PS General bis colon the present all and below \$500)?		
		Sigrature	्र कुल्ब्स्य हरू।	ne a mile fight colony series make	,	Date		Yes No		
44m/1/3 WENNIN	THE TAX DESCRIPTION OF	PROPER			Oste	žeski sti	1	rs sen of Purk		
Paid		STATE OF THE PERSON NAMED IN				state of the state	P010	03047		
Prep	arers	Fint's name (or your i	MYC	PAS, ILC			دعو ن	* ACECCES		
Use	Only	(or your it call employed address, and		-A MADISON ST		EN 7004		2-0655658 212) 608-3006		
RAS	5 P.÷	2P code		YORK Reduction Act Notice, see separate			CR(247)			

## Case 12-12394-1-rel Doc 16-4 Filed 10/12/12 Entered 10/12/12 09:25:29 Desc Certificate of Service EXHIBIT C (PART II) Page 38 of 61

			26-4358287	Fage 2
Schedule Aud Cost of Goods Sold (see the instruction	s)			
T lauratore at handaries of sent		****	1	
2 Purchases less cost of items withdrawn for personal use		******	2	<del></del>
3 Cost of labor		******	3	
5 A. C. Committee Company Company			1 1	
(attach statement)			4	
AND AND THE STATE OF THE STATE				
(altach statemant)	********		5	······································
6 Total. Add lines 1 through 5	*****	*********		
7 Inventory at end of year		*********		
8 Cost of goods sold. Subtract line 7 from line 6. Enter here and	on page 1, line 2	*********	8	
9a Check all methods used for valuing closing inventory:				
O Cost as described in Regulations section 1.471-3				
(ii) Lower of cost or market as described in Regulations				
(iii) Other (specify method used and attach explanation)	A CONTRACT OF THE PROPERTY OF			
b Check this box if there was a writedown of 'subnormel' goods as	nescribed in Heighboar	in Mariani 1997 F.C. Mariani Maria E	um 9778	
c Check this box if the UFO inventory method was adopted this ta	x year for any goods (#	SANTANIA MININA (C	П	Yes HNo
d Do the rules of section 263A (for property produced or acquired	LOL LEZSIE) SÁZIÁ IO NEC.	perpension importan	<i>a</i>	Yes No
e Was there any change in determining quantities, cost, or values	ors delices! Openig a	er carred second	,	L.J
If Yes, attach explanation . Schedule Basi Other Information				
	22		<u> </u>	Yes No
1 What type of entity is filling this return? Check the applicable box	nited partnership			
	mited liability partnershi	n		
	incontential for any series	<b>!!</b> 		3-1-1-25
The state of the s		a nathership (inc	inding an entity	
2 All any time during the lax year, was any partner in the partners treated as a partnership), a frust, an 5 corporation, an estate (o	ther than an estate of a	deceased partner)	or a nominee or	
finish bezon:			*******	
3 At the end of the lex year:	one antity treated as a n	eritership), trust.	n tax-exempt	
3 At the end of the lax year: a Did any locking or domestic corporation, partnership (including a organization own, directly or indirectly, an interest of 50% or mo constructive ownership, see instructions. If Yes, attach Schedul.	re in the profit, loss, or	capital of the part	ership? For rules	of Paragraphic
constructive ownership, see instructions. If Yes, attach Scheduline Partnership	is 8-1, internation of F	Secure Canada	*************	х
	of 50% or motes in the	inmil loss, or car	atal of the	
to Diet any individual or estate own, directly or indirectly, an interest partnership? For rules of combinative ownership, see instruction	s. if Yes, altacti Scher	ide 8-1, informati	an on Partners	x
Owning 50% or More of the Partieship	e na vere esta a se esta de la transferio de la seconda de			
Owning 50% or More of the Partnership:  4 At the end of the tax year, did the partnership:  a Own directly 20% or more, or own, directly or hidirectly, 50% or to vote of any foreign or domestic corporation? For rules of constitutions (w) below.	more of the lotal voting	power of all class	as of stock entitle	
to wote of any foreign or domestic corporation? For rules of con-	sinaciwe ownership, see	Instructions. If Ye	s, complete (i)	Tx
(i) Name of Corporation	(E) Employee	(m) Cou	THE THE TAX I SAME	a stransmentarium
(i) hence of Corporation	(ii) Employe Mentification	kacarpa	ration	Chimed in
	Mamber (if ar	9)	¥	oting Stock
to the second of the second second second	ractive an interest of All	% or more in the o	rofit loss or capi	H BERN
b Own directly an interest of 20% or more, or own, directly or inclining any foreign or domestic partnership (including an entity treat rules of constructive ownership, see instructions, if 'Yes,' compilership.	ed as a partnership) or	in the beneficial in	erest of a trust?	TO X
rules of constructive ownership, see instructions. If "Yes," compl	ele (i) trough (v) belov		****************	***** 1 &
(i) Name of Entity	(ii) Employer Ingentification	(iii) Type of Entity	(ev) Country of Consolization	(v) wazanzan Percentage
	Number (if any)		-in 2000	Owned in Profit,
		<b>[</b>	<u></u>	Loss, or Capital
		<u> </u>		
		1		
		l -		

### 

Form 1865 (20	9) 1881 CENTRAL AVENUE LLC	. 20	5-4358287	Page 3
		•		Yes No
6231(E)(	ertrersido file Form 8993, Election of Parimenship Level Tax Treatment, or an elec 1(8)(6) for parimenship-level tax breatment, that is in effect for this tax year? See	Bon statement Form 8893 for	under section more details	X
6 Oges this	parinership salisty all four of the following conditions?			
a The part	ership's total receipts for the tax year were less than \$250,000.			
_	ership's total assets at the end of the tax year were less than \$1 million.			
for the o	s K-1 are filed with the return and furnished to the partners on or before the due of the step return.			
d The part	ership is not filling and is not required to file Schedule M-3			
#em Lo	ne partnership is not required to complete Schedules L, M-1, and M-2; Item F on Schedule K-1.			
7 is triso	transian a publicly traded partnership as defined in section 469(0(2)?	*****		X
8 During 8	e tax year, did the partnership have any debt that was cancelled, was forgiven, or e principal amount of the debt?	r had the terms	modified so as to	X
9 Has this	partisership filed, or is it required to file, Form 8918, Material Advisor Disclosure S table transaction?	determent, to pr	rovide information on	х
10 At any to a fivence See the Account	ne during calendar year 2009, did the partnership have an interest in or a signatual account in a foreign country (such as a bank account, securities account, or off networking for exceptions and filing requirements for Form TD F 90-22.1, Report at Yes, enter the name of a country	re or other aut	horsty over	X
Tricherion T	ne during the tax year, did the partnership receive a distribution from, or was it it ust? If Yes," the pertnership may have to file Form 3520, Armusi Return To Repo tot of Certain Foreign Gifts. See instructions	e granter of, o	r transferor to, a With Foreign Trusts	X
12a is the or	inership making, or had it previously made (and not revoked), a section 754 elec uctions for details regarding section 754 election.	dion?	তেন্দ্ৰ পাত পা কলা হৈছে হাৰ গাঙ্গ হৈ ছাল্প হাটা	
b Did the p statemen	erinership make for this tax year an optional basis adjustment under section 743; I showing the computation and allocation of the basis adjustment. See instruction	(D) or 734(D)? I	f Yes, allach a	X
X =1. *	thership required to adjust the basis of partnership assets under section 743(b) o ss (as defined under section 743(d)) or substantial basis reduction (as defined us statement showing the computation and allocation of the basis adjustment. See it	- 728/file horse	se of a substantial 4(d))? If Yes,	
13 Check i	s box if, turing the current or prior tax year, the partnership distributed any property or contributed such property to another entity (other than entities wholly-owned in the lax year)	erty received in by the partners		
TA Strong S	ne during the tax year, did the partnership distribute to any partner a tereorcy in- archip property?	common or elf	e univided nized	L X
15 Withans	therstip is required to file Form 8858, Information Return of U.S. Persons With R prilar the number of Forms 8558 attached.		ign Disregarded	
See itsl	rikus *	Easting Darks	are Information	THE REAL PROPERTY.
16 Does for Stateme	partraction have any foreign partners? If 'Yes,' enter the number of Foreis 8805 I of Section 1445 Withholding Tax, filed for this partnership.	, rocky raw	Cl 2 hoditions	Tx.
17 Enter th	number of Forms 8865, Return of U.S. Persons With Respect to Cartain Foreign lists	Partnerships,	allacted	
Designation of Enter below 8	Tax Matters Partner (see the instructions) e general partner designated as the tax matters partner (IMP) for the tax year of	this reium:		
Harris of designated TMP	HEN SONG CHEN	ledico unte d'IMP	<b>668-14-8355</b>	
If the THAT is an eatily, name of The		THE PLANTS	•	
	1881 CENTRAL AVE 2FL			
Address of	AT 78212 10 10 10 10 10 10 10 10 10 10 10 10 10	, , , , , , , , , , , , , , , , , , ,		

Form 1065 (2009)

### Case 12-12394-1-rel Doc 16-4 Filed 10/12/12 Entered 10/12/12 09:25:29 Desc Certificate of Service EXHIBIT C (PART II) Page 40 of 61

Ferm 10G	5 (2009) 1881 CENTRAL AVENUE LLC	6-43582	97 Page 4
Saherit	Partners' Distributive Share Items		Total amount
Sec. 18 and Sec. 18	1 Ordinary business income (loss) (page 1, line 22)	. 1	
	2 Net rental real estate income (basi) (attach Form 8825)	Z	-7,833.
	3a Other gross rentel income (loss)		
	b Separate from other certal activities (extent shall)		
		3c	
	c Other net rental income (loss). Subtract line 3b from line 3a	·	
	4 Contracteed payments	. 4	
	5 Interest ricome		
Income	6 Davidends: a Orderary dividends	63	
(Loss)	b Custified dividends	1325	
	7 Revealties	7	
	8 Nel short-term capital gain (loss) (ettach Schedule D (Form 1065))	. 8	
	9a Net lean-term capital gain (loss) (allacti Schedule D (Form 1055))	9a	
	b Collectibles (26%) pain (loss) Sb		
	c Unversatured section 1200 pain (effect statement)		
	10 Net section 1231 gain (loss) (attach Form 4797)	10	
	11 (River income (loss) (see instructions) Type *	71	
	12 Section 179 deduction (attach Form 4552)		
	12 Section 1/9 Securition (2000) Form 4060	13.	1
Deduc-	A A A A A A A A A A A A A A A A A A A	13b	
tions	b lavestment interest expense		
	c Sedion 9(4(7) experiment: (1) Type (2) Amount	135127	
	d Com descens (see incomposit Type	13d	
Self-	14 a Net earnings (loss) from self-amployment	154	
Employ-	tr Gross farming or fistring income	<u>145</u>	
ment	o Cores conform Sycame	. 14c	
	14 a law inverse hyperina credit (section 620(5))	15a	
	h) aw irrama brosing gradit faller)	150	
	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468)	<u>15c</u>	
Credits	d Other rental real extete credits (see instructions). Type -	15d	
	e Officer control creation (see instructions)	15e	
	f Other credits (see instructions)	1.350	
	16a Name of country of U.S. possession		
	h Cores marte born all sources	. 165	
	c Gross income sourced at partner level	<u>16c</u>	
	Poseign gross income sourced at partnership level		
	d Passive category - e General category - [ Other	<b>- 16</b> /	
Foreign	Deductions allocated and apportioned at pariner level		
Trans- actions	ginerast expense * h Offer	- 16h	1
MINERAL PARTY	Deficient expense		
		- 16k	
	Passive calegory	161	
	mReduction in laxes available for credit (attach statement)	10.0	
	# Other foreign tax information (attach statement)	17a	n
Alternative Ministran	b Adjusted gain or loss		<u> </u>
Marienau Tax	c Declation (other than oil and gas)	173	
CAMED	d Oil, gas, and geothermal properties - gross income	17e	
(AMI)	e Oil, gas, and geothermal properties – deductions	176	
***************************************	f Other ANT Terms (Alberts shirt)	18a	
	18a Tax-exempt interest income		<u> </u>
Other	b Other law-exempt income		
lafor-	C Nondeductible expenses	-	
mation	19a Distributions of cash and marketable securities	19b	
	b Distributions of other property		
	20a inestinent incurie	500	1
	b mesiment expenses	20ь	
_	c Other items and amounts (attach stmt)		
BAA			Form 1065 (2009)

		) 1881 CENTRAL	AVENUE 1	ac		.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		26-	4358287	Fage !	<u> </u>
_		et Income (Loss)							1		-
1	Net income Schedule K	(loss). Combine Schr , lines 12 faquath 13d			gh 11. From E	ne nesul	t, subtact the sur	rof	1	-7,633. (vi) Nominee/Other	
2	Analysis by partner type:	(i) Corporate	(ii) inclivid (active)		(iii) Indivi (passiv		(iv) Parkerskij	orga:	असाहरी गोरमधिका	(AI) WOURLESCORE	
2	Cancol partiess										-
	Limited Dark #5			833.					End of te	<u> </u>	
SEE		Balance Sheets pe	r Books		Beginnis	द्वार क		£.\		(d)	-
	,	Assets			(a)	~	(b)	(c)			
•	Cash	***********			Section 100 and a			45.5			Ė
		s and accounts receive						VENTALISE WATER			
b	Less allows	unce for bad debts									
3		***************								<del></del>	-
4	U.S. govern	rment obligations				-					-
5		t securities				<u> </u>					
8		टडडरंड (सॉस्टरं) डातरं)									<del></del>
7		nd real estate iners	3							S. Harman, Commission of the	
		sis (allah sial)						66	0,143.	rodre sa san	3
		nd other depreciable a							9,747.	860,396	
-		nutated depreciation	3						71.71		
		assets .,			<del></del>						and a
ħ	Less accum	nutated depletion				=1				689,667	945 <del>0</del> 9-
11	Land (pel c	a any emortization)	*******							089,00	å
12.8		assets (amonizado o	******							A STATE OF THE STA	2 <b>16</b>
		nuisled emortization									
13	Officer asse	is (elisch stril)	********							1,550,063	i
14		<b>5</b>			1-10-45						<b>*</b>
	L	iabilities and Capital			선내 사람	-					
15		ayable					<del>,, </del>				_
16		tes, bossis pepable in less t				<b>4</b> —					
17		Eddilles (allect stol)									
18		xurse loans		1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	8.23.3					1,208,086	ξ.
19	-	tes, bards peptide in 1 yea		The same		<u>.                                    </u>	<del>, </del>			1,200,000	**
20		s (2020)			3-27 E 144	-				341,977	7
21		apilal accounts				<b>—</b>				1.550,063	
22	Total lisbil	rijes and capital		San Taran						1,000,000	-
SE	edness.	Reconciliation Note. Schedule	of Income • M-3 may	(Loss	i) per Bool Lined inste	ed of	n income (Los: Schedule M-T	s) per neu (see instru	cions).		
1	Net income	(loss) per books			-7,833.	6 h	come recorded on cluded on Schedul	books this ye	er not		
2	Income inc	turted on Schedule K.	limes 1.			ăr n	cluded on Schedul (itemize):	e K, lines 1 T	DLONG!!	1	
_	2, 3c, 5, 6	a, 7, 8, 9a, 10, and 11 In books this year (Per	not				(resuse): seemst bleest:	<b>}</b>			
	IECKLOHII O	n money and keen free				- F	ल <del>का⊞राक्षा चलावश्रमण ४४</del> व	`			
			]			<u></u>			1 Showert		
3	Garanesi r	nds (other than health insur	ance)			7 De	dactions included on S 4, and 164, not charged	against book sx	nue des		
4	Expresses com	reteri en besets filos rent and K, Enes I brungh 130, end	irakufed			70	n (general):			1	
	on Schedule !	K, toes ( zerosje 130, ead )	123			æ Da	epreciation	}		1	
1	Depreciation	s				-		9 pag pair visit 1987 *	****************	4	
	1 Tracel and					_ <del>-</del>					-
	etaleme	t \$					ld lives 6 and 7		erenistre ere mai lime ili		
_	***				-7,833.	9 las Se	ome (loss) (Analysia o Otract lice 8 from lice	ine manne (Li		-7,83	3.
5	AQU MES	1 #rough 4 28 Analysis of Pa	whose' Car	A letic							
				ares M		6 D	istributions: a Ca	sh			
		(beginning of year raniomed: a Cash			349,810.			operty			
4	الكا القالوب	b Property		······		7 Ot	les decrenes (denice			1	
3	Not income	e (lass) per books			-7,833.	. *-				1	
5 4		e (Assie): es (Assie):	···			-	<del></del>		<del></del>	<u></u>	
**	SAN ENGINE					8 A	dd lines 6 and 7.			<u> </u>	
5	Add lines	Titrough 4			341,977.	9 (2	lance at end of year. S	akted for 8 in	an liae 5	341,97	
		to the second se			PIPAGI3	CEC45	₽			Form 1965 (20	<b>189</b> )

See instructions.

Form 8825

#### Rental Real Estate Income and Expenses of a Partnership or an S Corporation

DAS No. 1545-1185

Internal Revenue Service	- Adach to Form 1985, Form 1985-6, or Form Files.	
Rose		Employer identification number
	L AVENUE LIC	26-4358287
1 Show the Kir	d and location of each property. See page 2 to list additional properties.	The state of the s
A COMMERIC	AL BUILDING 5 CENTRAL AVE., ALBANY, NY 12205	िक्रम पार्ट व्यक्तिम्पित वर्णनास्त्रितं त्रीत प्राप्त पार्ट व्यक्ति व्यक्ति पार्ट पार्ट व्यक्ति वर्णना वर्णना

C В Rental Real Estate Income A 2 80,261 2 Gross rents ..... Rental Real Estate Expenses 3 Advertising ..... 4 Auto and bavel -----5 5 Cleaning and maintenance ..... S 6 Commissions 7 7 Insurance ..... 8 8 Legal and other professional lees ..... 9 64,935. 9 Interest ..... 10 10 Repairs .... 11 TI Taxes 12 Uzties ..... 13 Wages and salaries ..... 19,747. 14 Depreciation (see instructions) .... 15 Other (ISO - BANK CHARGE\_ 3,412. 16 Total expenses for each property.
Add fires 3 through 15 16 80,261. 17 Total gross rants. Add gross rents from line 2 columns A through H ..... -88,094. 18 18 Total expenses. Add total expenses from line 16, columns A through H ..... 19 Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities 20 a Net income (loss) from rental real estate activities from partnerships, estates, and frusts in which this partnership or S corporation is a partner or beneficiary from Schedule K-T) 20 a bidentify below the partnerships, estates, or finists from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed: (2) Employer identification number

Form 1965-R: Part I, line 4

BAA For Paperwork Reduction Act Notice, see the separate instructions.

Form 1965 or 1120S: Schedule K, line 2, or

21 Net rental real estate income (loss). Combine lines 17 through 20a. Enter the result here and on:

58520101 12/15/06

-7.833

Form 8825 (12-2006)

			Π.	Trail Amended !	(i)	######################################				
Sch	edule K-1	<b>2</b> 009	Partner's Share of Current Year Income,							
	and the second s	alenda yan 200, or tex	00%	Deductions, Credi	ts, c	and Other Items				
Cocart Interva	ment of the Transcry year beginning Influence Service		1	Ordinary business income (loss)	15	Credits				
Par	tner's Share of Income,		2	सित्र त्याची (स्वी स्वयक्ष क्षेत्रक्ष (ics) -3, 916.						
Сrе	dits, etc se	e separate instructions.	3	Other net rental income (oss)	16	Foreign transactions				
E	Information About	the Partnership	4	Quaranteed payments						
A	Parinership's employer identification 26-4358287	I DELIDER	5	Interest income						
8	Partnerstap's name, address, city, s			Ordinary dividends	788°-11					
	1881 CENTRAL AVENUE LL C/O WYCPAS LLC 1488 MA		Q3	Costs Annests						
	NEW YORK, NY 10002	6b	Qualified dividends							
C	C RS Center where partnership filed return CINCINNATI, OR			Royalties						
D	Check if this is a publicly traded	8	He short-term capital gain (loss)							
Information About the Partner				Net kong-terna capital gain (kass)	17 A	Alfenzine niržovan tzr (AMT) řezis O_				
E Partner's identifying number 668-14-8355				Collectibles (28%) gain (loss)						
F	Partner's name, address, city, state	96	Uneceptured section 1250 gain							
	WEN SOME CHEN 1881 CENTRAL AVE 2FL	10	Net section 1231 gain (loss)	18	Tax-exempt income and nondeductible expenses					
	ALBANY, NY 12205		L							
G	& General partner or LLC	Limited partner or other	<u> </u>	Other Income (loss)	<u>-</u>					
H	X Domestic parties	Foreign partner			<b>-</b> -					
ı	What type of entity is this partner?	INDIVIDUAL			19	Distributions				
٠,	Parties's share of profit, loss, and o	acital (see instructions): Ending	12.	ATTENDED TO STATE OF THE STATE	-					
	Profit 50.60000	\$ 50.00000 \$	13	Other deductions	20	Other information				
	Loss 50.00000	THE REAL PROPERTY OF THE PARTY	<b>-</b>			Chet augustan.				
			١	The latter have been been able to the same that the same t	-					
K	Partner's state of liabilities at year	ė.			<u>L</u> _	<b> </b>				
	Nonrecourse Country Country		14	Self-employment earnings (loss	1					
	Recourse	· · · · · §	╂-	مت عقد مود مث کت معد نک مید پیم وی جید پیم مید بیان پاید	-					
L	Partner's capital account analysis: Beginning capital account	\$ <sup>-</sup>	-	ee attached statement for	addi	tional information.				
	Capital contributed during the year	\$ 174,905.								
	Current year increase (decrease) .		9							
	Withdrawals and distributions		1							
	Ending capital account		1.							
	X Tax basis GAAP Other (explain)	Section 704(b) book	0 8							
M	Did the partner contribute property	with a built-in gain or loss?	D K L							
	Yes X No	<b>4</b>	1_							
HA	For Paperwork Reduction Act No	fice, see Instructions for Fon	n 10	<b>95</b> .		Schedule K-1 (Form 1065) 2009				

FIRMS 2005

	<u></u>			LSLLOT
Schedule K-1 2009		Final K-1 Amended I		ment Year Income,
(Form 1965) For causing year 2004, or far		Partner's Share of Deductions, Cred	ls,	end Other Items
Disputational of the Treasony year beginning 2005 internal Research Service studies	1	Ordinary business income (loss)	15	Credits
Partner's Share of Income, Deductions,	2	Net restal real estate imprae (bers) -3, 917.		
Credits, etc. * See separate instructions.	3	Other net rental income (loss)	16	Foreign transactions
loformation About the Partnership	4	Guaranteed payments		
A Partnership's employer identification number 26-4358267	F	Enterest income		
8 Partnership's riame, address, city, state, and ZIP code				
1881 CENTRAL AVENUE LLC C/O WXCPAS LLC 148A MADISON ST	63	Ordinary dividends		
NEW YORK, NY 10002	6E	Qualified dividends		
C IRS Center where partnership filed return CINCINNATI, OH	7	Royalties		
0 Check if this is a publicly traded partnership (PTP)	B	Net short-tions capital gain (less)		
Radia Information About the Partner	92	Net long-larm capital gain (tess)	17 A	Alematica minimum (z. (ASAT) ieus O.
E Partner's identifying number 668-14-9356	96	Collectibles (28%) gain (loss)		
F Partner's name, address, city, state, and ZIP code JUAN YING SHENG	90	Unrecaptored section 1250 gain		
1881 CENTRAL AVE ALBANY, NY 12205	10	Net section 1231 gain (loss)	18	Tax-exempt facome and nandeductible expenses
6 XI General partner or LLC Limited partner or other member-manager LLC member	11	Offici income (loss)		and you are not specified up one and an one one
H X Domestic partner				
I What type of entity is this partner? INDIVIDUAL			19	Distributions
J. Partner's stare of profit, loss, and capital (see instructions):  Beginning Ending	12	Section 179 deduction		
Profit 50.00000 \$ 50.00000 \$	13	Other deductions	20	Other information
Loss 50.00000 \$ 50.00000 \$ Capital 50.00000 \$ 50.00000 \$	4			
K Pariner's strare of liabilities at year end:	<b>-</b>	and the state of t		
Monrecourse\$	14	Self-employment earnings (loss)	<u>-</u>	<u> </u>
Oualified nonrecourse financing 5 694, 643.	<u>L</u>		Ļ	
L. Partner's capital account arelysis:				
Beginning capital account \$	13	ee attached statement for a	ddil	ional information.
Capital contributed during the year \$ 174,905.  Current year increase (decrease) \$ -3,917.	٤			
Withdrawals and distributions	1			
Ending capital account	18			
X Tax basis GAAP Section 704(b) book Other (explain)	300			
NO Did the partner contribute property with a built-in gain or loss?	Q.			
Yes KYes', effects sistemant then instructions)	4	and the second s		
BAA For Paperwork Reduction Act Hotice, see Instructions for Form	106		;	Schecuse K-1 (Form 1065) 2009

PIPARITY CONTACT

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Balance Sheet (5/%)

Seriement data	fan 31,66		San 31_07		Dec 11, 07		Jan 31, 69		.Ezz.11,10	
<b>—</b>	12		17		12		Ţ		12	
Monda (covered by F & L)	**		7-							
Accessed/Andres	*		Tax Return		Tax Return		Tax Rebard		Tie Relies	
Statement quality	fax Rours				Carrier Sightage		I Ratio		Dismo Maine	
Amelyst	Control September		Gentling Majorage		Actual	4.	Actori	*	Actual	*
Entered in	Actual	14	Actual	<u> </u>					Park Edition	30 LA
L'ucitli setti			455,4144		96,033	33 356	27,010	20.7%		<del></del>
Cai	25,893	統性	75.241	43.8%		2016	10,425	11.994		
Investory	6,774	\$25	6.856	47.24	104,454	36.65	37,435	42.1%		***************************************
Total current arress	32.667	<b>7915</b>	12,097	4K.P74	10.8524	357/05	3000			
Admignment deserts 32 days		<u> </u>	todo zelást te tosa		and the second s		2,699	11%		
Francisco & District - gross			-				(1.847)			
Accusation (execution (-)							1,552	LTS		
र्वेट केवर्ग कार्य							48355	45.7%		
Non-count proprietationed expense							4000	37.53		
Don five Office Salida	4				93,000	耳筒				
himphi mch	49,900	(C.24	19,590	572%		31.2%	an ere	فنامه		
Total sea correct assets	49.500	60.2%	19,500	512%	102,500	64	30,018			ALL PROPERTY.
Total assets	12,167	(Otal)	171.597	\$00 PM	The state of the s	HACE!	DAN.	ign (1%)		-
Cerrect Schlides								سببت		
Acceptate payethin (trade)	3590	125	. 6874	40%	5.351	3.3%	26162		,,,	<u></u>
Total concit liabilities	3.950	464	6874	4.0%	9,351	3.3%	26.147	25.5%		-
Non-correct Eddings-	a constant the constant	- Line of Allenda		200	กระทะมักระทาง		4.115			
Day to Standard		M.	}		;		. 19,723	226%		
Total new cornect Eab's							19,723	27.6%		
Table Rability	1950	423	(27)	4.0%	9,351	135	45335	50 27%		
Per serie				-2	avad şerikin	10.78		14.2	1.35 parts 1 1.57	
			<b>*</b>		:		(C.CO	17,425		
Resident Engineer	78.217	25.75	164,723	44.056	277.603	92.7%	31,458			
Total act worth	78.217	93.24	164,723	15.035	277,663	25.3%	41,568	47.7%		
Total Bab's & set worth	<b>62.167</b>	100.5%	171,597	190.5%	286,954	100000	<b>7.4</b> 3	(00.E%		
TAXABLE SERVICE AND THE	Deven					***************************************		A STATE OF THE PARTY OF THE PAR		

<sup>\*</sup>Unembied dangs to copy

(#\$\$F)

<sup>&</sup>quot;Modified chart. See Andit Report.

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Statement date	Am 31, 95		In 31, 07		Dec 31, 07		Jan 11, 09		5zm 31_ t0	
Mordes (covered by P & L)	12		12		12		12		17	
Account and Australian	-									
Statement quality	Tax Retent		Tax Refers		Tan Return		Tax Retuce		Tax Reserve	
Azziral	George Replayer		Gally Relays		<b>ियानिक रिक्ट</b> कराय		J Bacin		District Mahar	
Entered in	أنحصم	5%	أعصما	莱	Actori	<b>7</b> \$€	Active	養	Actsal	*
Sales	MISIE	190.6%	<b>CVLER</b>	100.035	1,145,641	2002.00%	916,009	ide #5	310,055	(SEE)
Cost of goods sold	416.039	<b>13.7%</b>	355,074	H.1%	411.549	31.9%	440,017	保然	157.689	90%
Genes postd	455.A77	22.3%	577,501		734,097	FLEX.	475,932	\$2.00%	152,366	<b>被1数</b>
Operating expense										
Olikerf composition	77,689	13%	32,946	\$.7%	94,635	<b>正</b> 选	0.0424		7,512	14%
Admin. Wiget & Salaries	38,510	44%	55,757	£ 234	67,783	<u> 55%</u>	65,234	2.7%	19,170	5.2%
Advertising	6,814	4.3%	12,627	1.356	24,580	115	6,765	1.7%	3,975	1 744
Credit Card Expense	13,258	1.5%	11,929	1.2%	21,768	1.5%	27,105	3.6%	9,034	251
Laure	8.585	12%	16,320	1.7%	16,195	f.#X	10.449	1.17	4.451	1,435
Level and Professional Seco	1.576	22%	1,300	<b>5.1%</b>	2,930	4.7%	1,810	0.7%	950	0.344
Province:	120,500	13.5%	126,050	11.72	132,672	11. <i>E</i> %	125,643	FT 78	44,008	14.1%
Terreto de Companyo	9.587	1.1%	3,600	6.4%	3,497	0.1%	4,600	\$ 175	1,933	14.6
(Billies Telephone	61.045	7.845	117,595	12.6%	152,579	13.3%	125,004	13.5%	38,613	12.5%
Color expenses	41.951	4.236	48:503	5.2%	105,423	9.054	57,535	6.3%	14,567	£75£
Deposition	10.511	1.24							2)6	東海
Total accuracy contars	190.626	43.55	493,637	SLEA	621,212	SLZS	44,176	44.5%	144,454	45.5%
Operating profit	65,451	7.5%	£1,464	11%	112,180	1.5%	31,736	15%	7,947	2.6%
Other School (Expense) Other miss, income	5.101	res.	642	如务			916	9.1%	267	4.5%
Total other means (cancer)	Lio	26%	(4)	8.1%			216	- 李红鹤	267	4.1%
Profit being extraordinary from	70.552	LIK	16.936	#25°	12.120	1.7%	32,556	144	1.209	2.6%
isomer Trees	- tulksi—	44 M					(4,333)	# SS 1	(437)	D.PQ
Net profit	70.597	£1%	86.536	5.25	112,190	3.3%	27,573	16%	7,772	25%
Tector Statement Meso				and a second		.:				
	T9.552		85,506		112,000		32,556		1,769	
EBITDA	£1,063		86.506		112,550		<b>32,556</b>		1,445	
SHIMA	272.195		331,751		407.028		267,763		92.999	
Allesterate Society of the	The second secon		Agus and the side of	اورينون مدد	reis s see Disas Inc.	te vilage (v		* * * * * * * * * * * * * * * * * * * *		

Cash Dividuals/eltidesests (\*)

<sup>&</sup>quot;Modified client. See Audit Report.

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Direct Cash Flow Analysis (UCA) (Detail)

Statement Date	Ian 31, 06	Izn 31, 07	Des 31,07	Jan 31, 09	Jan 31, 10
Months (covered by P & L)	12	<u>:7</u>	12	12	13
Recognition Statement	Nor Amondial	Jun 31, 05	Not Reconciled	Not Reconciled	Jan 31,09
Entered in	Actori	Adraf	Actual	Actual	Actual
Direct Costs Flow Auxlysis (UCA)				· · · · · · · · · · · · · · · · · · ·	·
Operating early flow			and the second s		- TO WAY
Sile		935,575			310,055
Cash from with		935,575			310,055
Cost of goods sold (not dep.)		(356,074)			(157,689)
A Investory		(82)			10,425
A Accounts payable (trade)		2,924			(26,162)
Production casts		(353,232)			(173,426)
Gross cash margin		582,343			136,629
Operating expenses (net of non-cash exp)		(493,637)			(144,188) 48,366
A New count propriet/defected expense					The second secon
Cred operating expenses		(493,537)	<u>.,</u>	<u> </u>	(95,822) 40,807
General frem operations		13,706		Mark as a day Missis as a day	
Other income (EUCESO)		642		and the many works proved a supplication of	267
Other income & income taxes paid	****	642			267
Net cath from operations		<b>29,348</b>			41,074
Dividents & withdrawais					(40,389)
Cash financist costs		MARY	<u></u>		(40,389) 685
Cost after financing costs		<b>89,34</b> 8			
Cush after debt amorfication		<b>89,34</b> 8			685
A Furniture & fixtures - gress					2,699
A Accusulated depreciation (-)			a		(1,047)
- Deportation		A 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		<u> </u>	236)
A letopolide esses		(40,000)			(437)
Asset rate gain/loss, extraculinary items		-			979
Cash used for investments		(40,000)			1,564
Financing requirement		49,348	<u> </u>		(19,723)
A Due to Shareholders					(150,85)
A Net worth (other than dividends)					(28,674)
Costs from new financings	· · · · · · · · · · · · · · · · · · ·		····		(27,010)
Change in each for period		49,348	6 to	<u>, , , , , , , , , , , , , , , , , , , </u>	27.010
+ Beginning cash		25,893		· · · · · · · · · · · · · · · · · · ·	E ( \$110
Rading cash		75,241			

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Ratios & Trends

Statement Date	Jan 31, 05	Jan 31, 07	Dic 31, 07	Jza 31, 09	122 31, 10
Months (covered by P & L)	12	12	12	12	12
Reconciling Statement	Not Reconciled	Jen 31,06	Not Reconciled	Not Reconsiled	iau 11, <b>09</b>
Entered in	Actual	Assual	Acturi	Actual	Actual
Ratios & Trends			ayaaa aa		
				No. 19 April 19	
		1055	10.27	1.03	
Quick ratio	6.56	11.94	1L17	1.43	
Conset ratio	827	75,223	25,103	11.273	
Working capital	28,717	13.225	23, W.	Algeria.	
Accivity					
Days' investory	5.94	7.03	7.47	1.45	
Cost of seles / inventory	51.A2	51.94	根据	42.21	
Days' payables	3.47	7.05	8.29	21.70	
Cost of sales / Trade payables	105.33	51.50	44.01	16.82	
Salas / Total esicls	10.61	5.45	3.99	10.47 81.26	
Sales / Working capital	30.35	12.44	12.65	61.40	
Leviroce					
Equity in exects (%)	95.2%	96.0%	96.7%	47.5%	,
Deix / Worth:	0.65	0.04	0.03	LIO	
Tangibie net worth	28,717	75,223	188,100	41,568	
Delet / Tangible worth	0.14	0.09	0.65	1.10	
Effective tangolic set worth	25,717	15,223	188,103	41.568	
Debt / Effective tangible net worth	0.14	0.09	8.05	1,14	
Consider					
EBITDAR/Delegance+res	1.52	135	1.39	1.13	1.10
Net each from ope / CPLTD + interest + divisionis					1.02
No cash from ope / CPLTD parts + interest + divident	5				1,02
Profinition					
Goes profit / Ret sides	234	6L9%	64.1%	SZÓW	49.1%
Operating people / Sales	7.5%	9.2%	9.9%	3.5%	2.5%
Operating profit (act non-cash cap) / Sales	8.7%	9.2%	9.9%	3.5%	2.6%
Opening expense / Sales	44.8%	\$2.8%	54.2%	48.5%	46.6%
Operating expense (net materials exp) / Sales	43.5%	52.8%	54.2%	48.5%	46,5%
ERIT	10,552	\$6,506	112,880	31,556	t,209
ENTOA	81,063	86,506	112,880	37,556	K,445
EBIT / Sales	\$.1%	9.1%	9.9%	3.6%	2.5%
Not profit before taxes / Sales	8.1%	9.2%	9.5%	1.6%	2.5%
Het purfit affer trace / Eales	8.1%	9.2%	9,9%	3.0%	2.5%
Return on average assists		68.2%			i7.8%
Return on average equity	6-1	71.2%			37.4%
Creati					
\$ 200	ALCOHOLOGICA PROPERTY AND ALCOHOLOGICAL PROPERTY AND ALCOHOLOGICA PROPERTY AND ALCOHOLOGICA PROPERTY AND ALCOHOLOGICA PROPERTY AN	1.4%			(66.2%)
Het passi alse tracs:		22.6%			(7£.9%)
AGEN	The second secon	109.8%	,		(160.0%)
Links	X-20-00-00-00-00-00-00-00-00-00-00-00-00-	74.0%			(100.0%)
Ret worth		110.6%		+	(100.0%)
		4			.et i line
2425011111111111111111111111111111111111		\$2.5%			
Return on emply  Dividends / NFAT		A Service And			519.7%
		57.5%			
Sestainable growth rate  Actual sales growth rate		7.4%			(66.2%)
Salvane weget Extensive tracks					
Gowin ale carrie		45.2%			66.2%

### 1881 Central Avenue, LLC. (NAICS 722110)

Reconciliation Analysis

Siziement Date	Jan 31, 96	Jan 31, 07	Dec 31, 07	Jan 31, 09	Jan 31, 10
Months (covered by P & L)	12	12	12	12	12
Reconciling Statement	Not Reconciled	Jan 31, 06	Not Reconciled	Not Researched	Izn 31, 09
Entered in	Actual	Actual	Actesi	Actual	Actual
Reconciliation Australs				- manadaman	
Net Worth Reconsiliation		N. 41. 4. 44.			
Beginning net worth		78,217		*	41,568
+ Net posifit after taxes		85,506			7,772
- Dividends & withdcrazk					(40,389)
indicated ending net worth		164,723			8,951
+/- Unexpirined changes to equity					(8,951)
Actual emiliag met worth		164,723			
Working Capital Reconciliation					
Beginning working capital		28,717			11,273
+ Not profit after taxes		86,506			7,772
- Dividends					(40,389)
					(8,951)
Δ Other term debt - Inc (Dec)	A CONTRACTOR OF THE CONTRACTOR				(19,723)
A Property, plant & equipment - Dec (loc)					1,652
A Non-corrent propaid expense: - Dec (Inc)					48,366
Δ Insangible assets - Dec (Inc)		(40,000)			
Enting working capital		75,223			

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### 1881 Central Avenue, LLC. (NAICS 722110)

Z-Score Analysis

Statement Date	Jam 31, 06	Jan 31, 07	Dec 31, 07	Jan 31, 69	Jan 31, 10
Months (covered by P & L)	12	17	12	12	12
Reconcilior Statement	No: Reconcilot	Jan 11,06	Not Reconciled	Not Reconciled	Jan 31, 09
Event in	Actesi	Actual	Acteal	Actual	Actual
Z-Score Auslysis	- Carameter Cara			1.75	
Francisi sorios					
Working capital / Total assets	0.35	0.44	0.33	0.13	
Resided earnings / Total assets	0.95	0.96	0,97	0.36	
EBIT / Total assets	0.86	0.50	0.39	0.37	
Bounty / Tonat Rabilities	19.80	23.96	29.69	0.9:	
Not sales / Total assets	10.61	SA5	3.99	10.47	
Original Aliman Z-Score for publicly i	ward manufacturing firms				
ZSecre	27.97	23.36	24.85	12.91	
A Z-Score		(3.71)			(1291)
weight I		0.50			0.50
weight 2		0.50			0.50
Two period moving everage		25,22		The second secon	6.45
Madel A Z-Score for privately cannot:	aspulzetorieșileus	Large where the same			and the second s
Model A Z-Scare	12.63	18.20	18.73	12.39	منشم الشارش
A Z-Score		(4.43)		,	(12.39)
weight I		0,50		i	0.50
weight 2		0.50			0.50
Two period moving average		20,41			6.19
Model B Z-Score for populariofacture	ng ārms	a postania de la compania de la comp			
Model B Z-Score	31.96	34.55	39.14	5.48	
A Z-Score		2.60			(5.48)
weight 1		0.50			0.50
weight 2		0.50			0.50 2.74
Two period moving average		33.26			Z.(4

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Summary of Assalysis (\$1%)

Statement Claim	3an 31, 66	lina 31, UT	Dec 31, 67	Jan 31, 09	Lin 31, 10
Martin (covered by P. & 1.)	12	12	12	322	12.
The State of the S	W-s Zamenikol 4	16 × 21 116 ×	Bina Samura Sail 44	Not Former Berl W.	Here Str. State 1 €

ta la comunication de la comunic			44		12		12		12	
Marks (covered by P. & 1.)	[2 Xx Recognise		12	<u></u>	Net Reconciled		No Econoxidad	×.	lin 31,69	盔
Entre The Substitute	Actual Actual		31,05 Actor	7	NOS BICCODESSE Action	*	Access	74	Actual Actual	**
			- Marie		CALLED .		AL INCOM		72324	
Summery of Analysis										11. 1
Defense sizes? A color of the color of the				2.85.15	-					
Cardo	25,391	31_35	75,751	es pr	96,015	XL3X	37,515	AJK.		
lovestop	£774	22%	6.256	*45	1,03	23%	10,425	H.#K		
You captal asses	44,500	613	<b>10.500</b>	Q75	112,500	of Cit	<b>\$19.00</b>	RIK		
Total carts	87,1 <i>5</i> 7	10 CT	171,597	ico tak	785,954	HOLEK	17,437	(M)	<u> </u>	
Accessors payables	3,390	4.835	6,574	EC.	9,351	114	76,162	22.7%		
Manager Calabides		make and the second					校理	22.65	·	
Tetal Jackson	1970	4124	4274	455	9,351	13X	45.525	ロボ		
Net worth	73,217	\$12%	154,723	75.67%	777.593	167%	41,553	et se		
Tank Sabalises & act warm	\$2,167.	200 CT.	men	No.	226,354	TORON	<b>亚</b> 斯	では	- • • • • • • • • • • • • • • • • • • •	
Length Chineses		وصعمت	And the second second second second		and the second s		ersten menumentiliär (projek apple), ander	A. P. A. P. B. C.	o balan Madaga Barbaran Arabaran A	
Star	eit.ltd	380,635	133.50	100	1,45,611	LOUIS.	916,009	120.00	360,055	100.00
Cost of sales	415.879	47.	356.974	38.2%	41.50	W.SK.	440,077	H.2%	157,683	54.5%
Creen profit	455,477	92 Y L	578,501	62.5%	734.991	FUX.	475.912	17:25	150 366	传播
Constitution of the Consti	350.635	44.8%	<b>60.6</b> 3	224	621.212	19.95	44.175	0.25	264 424	46.00
Relaceration aroth	65,451	1.1%	25,254	1.2%	132.830	132	31,756	3.3%	7.942	1.6%
Other Research (Copenso)	5.101	£.0%	562	8.5%	is included as		100	4.5%	267	0.13
Exercises Sellies Interest and saves	76.123	\$15.	35.5%	125	117.003	151	32.555	165	1.207	167
English helica dates	76.517	115	66.506	174	17.180	15%	17.556	165	3.20	735
	10.112	275	36,506	12%	177 188	33%	17.156	Ter	8,209	2.83
Freik leden est surfacey in som	14,370	<b>1</b>	40,750	2,0.10	* ************************************		(4,183)	ALSEL.	(437)	où.ix
	70.552	LE	86.5%	126	132,850	1.2%	21.613	1.5	1,122	2.5%
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	28,717		75.223		94.101		11,273			
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	52.3%		61.9%		54.1%		22		49.1%	
Great profit spary's	114		9.25		9.9%		14%		2.55	
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Not real from specialisms			29,344							
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Carlo Rosse Research			(40,000)						<b>979</b>	
Californ Survivor							· I must be made to a comb		(28,574)	
Periodic charge in cash	•		42,344						(17,010)	•
Degrating code	100 To 10		25,863					- I	27,010	
Zadios cash			75,241							***************************************

NYS Certified Real Estate Appraiser No. 46-315 MA Certified Real Estate Appraiser No. 4045 VT Certified Real Estate Appraiser No. 80-81

#### **EDUCATION**

Siena College, 1981, B.S. Finance/Real Estate S.U.N.Y. Cobleskill 1979, A.A.S. Accounting

LICENSES AND DESIGNATIONS

M.A.I., American Institute of Real Estate Appraisers, Cert. No. 8018 S.R.P.A., Society of Real Estate Appraisers S.R.A., Society of Real Estate Appraisers Graduate of Realtors Institute (GRI), 1984 Licensed Real Estate Broker, New York State Notary Public, New York State

#### PROFESSIONAL AFFILIATIONS AND ACTIVITIES

Appraisal Institute

- 1995 President, Upstate New York Chapter

- Vice President, Upper Hudson-Champlain Valley Chapter

- Treasurer, Upstate New York Chapter

- Admissions Committee Chairman, Upstate New York Chapter and Upper Hudson-Champlain Valley Chapter

New York State Society of Real Estate Appraisers
New York State Association of Realtors
Greater Capital Area Association of Realtors
Commercial & Industrial Real Estate Brokers, Inc. of the Capital District
Mortgage Bankers Association of Northeastern New York

QUALIFIED BY EXAMINATION AND EXPERIENCE

NYS Supreme Court Albany, Schenectady, Saratoga, Fulton, and Washington Counties - Qualified Expert Witness

#### PROFESSIONAL EXPERIENCE

11/91 - Present	Bauer Appraisal Group, Inc. President - Appraiser
5/91 - 11/91	Jordan & Hafner, Inc. Vice President - Appraiser
5/84 - 5/91	Hafner Appraisal Associates, Inc. Vice President - Appraiser
2/84 - 5/84	Blake Realty, Inc. Staff Appraiser
7/78 - 5/84	Blake Realty, Inc. & Allen Realty Co. Commercial & Industrial Sales & Leasing

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	TECHNICAL TRAINING	Year
Course	Sponsoring Institute Appraisal Institute	2011; 2009
USPAP Update Course	CHILD AND AND AND AND AND AND AND AND AND AN	2007
Real Estate Fraud-Appraisers Responsibility & Liability	Appraisal Institute, Warwick	2006
Subdivision Valuation	Appraisal Institute, Fishkill	2005
Condemnation Appraising	Appraisal Institute, Fishkill	2004
Standards of Professional Practice - Part C	Appraisal Institute, Fishkill	2004
Standards of Professional Practice - Part C - Parts B & A	Appraisal Institute Upper Hudson-Champlain Valley Chap. Appraisal Institute	2001 1992; 1997
Valuation Analysis & Report Writing	A.I.R.E.A., given at Belmont College, Nashville	1987
Standards of Prof. Prac.	A.I.R.E.A., sponsored by CT Chapter	1986
Case Studies in Real Retate Valuation	A.I.R.E.A., given at Ohio State University	1986
Capitalization Theory & Techniques Parts B & A	A.I.R.B.A., given at Dartmouth College	1985
Basic Valuation Procedures	A.I.R.B.A.	1985
R.E. Appraisal Principle	A.I.R.E.A.	1985
MISCELLANEOUS COURSES, CLIN	ICS, AND SEMINARS	à
Tiele	Sponsoring Institute	Year
Valuation of High Acreage Residential Properties	Appraisal Institute, Syracus	e 2011
Business Practices & Ethics	Appraisal Institute, Utica	2009; 2004
Microsoft Excel for Appraisers: Boot Camp	Appraisal Institute, Latham	2009
Valuation of Conservation Easements	AI & Am. Soc. of Farm Mgrs. Rural Appraisers	£ 2008
Evaluating Comm. Construction	Appraisal Institute, Goshen	2007
Appr. of Local Retail Property	Appraisal Institute, Fishkil	1 2007
Case Studies in Comm. H&B Use	Appraisal Institute, Fishkil	1 2007
Feasibility Analysis, Mkt Valu & Investment Timing	e Appraisal Institute, Albany	2006

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MISCELLANEOUS COURSES, CLINIC	S, AND SEMINARS	
Title	Sponsoring Institute	Year
Road Less Traveled: Special Purpose Properties	Appraisal Institute, Fishkill	2004
Mathematically Modeling Real Estate Data	Appraisal Institute, Fishkill	2004
Value & Investment Timing	Mid Hudson Chapter	2002
Litigation Skills for Appraiser - An Overview	Appraisal Institute Mid Hudson Chapter	2002
Case Studies in the Valuation of Upstate NY Real Estate	Appraisal Institute Upstate NY Chapter	2002
Appraising Vacant Land	Appraisal Institute Mid Hudson Chapter	2002
Appr. of Partial Acquisitions	Appraisal Institute	2000
Partial Interest Valuation-Div.	Appraisal Institute	2000
Appraisal of Partial Acquisitions - Course 401	Int'l Right-of-Way Association	2000
The Appraisers Role in Valuation Litigation	Appraisal Institute	1999
Appraisal of Local Retail Properties	Appraisal Institute	1999
Affordable Housing Valuation	Appraisal Institute	1997
Appraisal of Retail Properties	Appraisal Institute	1995
Appraiser as Expert Witness	Appraisal Institute	1995
Advanced Income Capitalization	Appraisal Institute	1994
Subdivision Analysis	Appraisal Institute	1994
Appr. Regulations of Federal Banking Agencies from the Lender's Perspective	Appraisal Institute	1993
Hotel/Motel Val. & Investment	Appraisal Institute	1992
Val. Of Lease Interests II	A.I.R.E.A., Utica	1990
Val. Of Lease Interests I	A.I.R.E.A., Rochester	1989

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MISCELLANEOUS COURSES, CLINIC	S, AND SEMIMARS	. ago oo o. o.
Title	Sponsoring Institute	Year
Professional Practice	S.R.E.A., Chapter 205	1989
Business Valuation	A.I.R.E.A., Albany	1988
Intro to Commercial Real Estate	Realtors Institute	1984
Real Estate Appraisal	Siena College	1981
Real Estate Finance	Siena College	1980
Principles Real Estate II	Siena College	1980
Principles Real Estate I	Siena College	1979

#### PARTIAL LIST OF CLIENTS SERVED

GOVERNMENTAL AGENCIES Albany County Albany International Airport Colonie, Town of Fulton County E.D.C. Glens Falls, City of Hoosick, Town of Mechanicville, City of Niskayuna, Town of Queensbury, Town of Saratoga, City of Saratoga County Schenectady, City of Schenectady, County of Troy Rehabilitation &

#### BANKS/LENDERS

Adirondack Trust Company Albany Savings Bank Amsterdam Savings Bank Bank of America Bank of Bennington Bank of New England Bank of Boston Bank of NY Mortgage Co. Bankers Trust Company Banknorth, N.A. Rerkshire Bank Central National Bank Chase Lincoln Bank Chase Manhattan Bank Chemical Bank City Federal Savings Bank

Improvement Program

Watervliet, City of

United States Postal Service

#### NEW YORK STATE ACENCIES

New York Environmental Conservation Office of General Services Job Development Authority Office of Mental Retardation and Development Disabilities Department of Transportation Schenectady County Metroplex Urban Development Corp.

#### INSURANCE COMPANIES

Fort Orange Claims Service Guardian Life Insurance Co. Phoenix Life Insurance

#### LAW FIRMS/LAWYERS

Cooper, Erving, & Savage, LLP Peter Crummey, Esq. Paul Kolodziej, Esq. Bartlett, Pontiff, Stewart & Rhodes Effron Law Firm Hacker & Murphy Hiscock & Barclay Lewery Greisler Lombardi, Reinhard, Walsh & Harrison McNamee Lochner, Titus & Williams Segel, Goldman, Mazzota & Siegel Pott & Naviasky Tabner, Ryan & Keniry Tobin & Dempf The Wilcox Law Firm Whiteman, Osterman & Hanna

#### CORPORATIONS/INSTITUTIONS

AFL-CIO APA Transportation

#### Case 12-12394-1-rel Doc 16-4 Filed 10/12/12 Entered 10/12/12 09:25:29 Desc EANES/LENDERS (COLE) Certificate of Service EXHIBIT C (PARTIE) 11 Page 56 (el.61)

Clocktower Financial Corp.

Cohoes Savings Bank

Crosslands Federal Savings Bank

Evergreen Bank

First American Bank

First Vermont Bank

First Maryland Bank

First National Bank of Glens Falls

First Niagara Bank

Fleet Bank

General Electric Credit Corp.

Glens Falls National Bank

Home & City Savings Bank

Hong Kong Bank

Hudson River Bank & Trust Co.

HSBC

Key Bank of New York

Manufacturers Hanover Bank

Marine Midland Bank

Midland National Bank

NBT Bank, N.A.

National Bank & Trust Co.

Norstar Bank

Northeast Savings Bank

OnBank

Recoll Management Corp.

Resolution Trust Co.

Sibley Mortgage

State Emp. Fed. Credit Union

Troy Savings Bank

Trustco Bank

Union National Bank

Wilber National Bank

#### SCOPE OF COUNSELING ASSIGNMENTS

Appraisal Review

Condemnation

Feasibility Studies

Highest and Best Use Studies

Investment Analysis

Jand Use Studies

Leasehold & Leased Fee Interests

Marketability Studies

Tax Certiorari

Zoning Board of Appeals

Boy Scouts of America

Child's Hospital

CIB-Geigy

Community Health Plan

Dunkin' Domuts

General Electric

Empire Paper Company

Golub Corp./Price Chopper

KPMG. Peat-Marwick

Knolls Atomic Power Laboratory

McGinn, Smith & Co.

NYS Small Business Development

Niagara Mohawk Power Corporation

NYNEX

OTB Capital District

Salvation Army

Small Business Administration

Troy Record

#### REALTORS/BUILDERS/DEVELOPERS

Barry, Bette & LedDuke

Blake Realty

British American Development Corp.

Charlew Construction

Coldwell Banker Prime Properties

DCG Development

DePaolo & Son Construction

Dennis Land Development

Fulton County Economic Dev. Corp.

Galesi Group

Gibraltar Management

LaBerge Rngineering

CB Commercial Real Estate Board

#### TYPES OF PROPERTIES APPRAISED

Adult Care Facilities

Amusement/Theme Parks

Apartment Complexes

Automotive Dealerships

Banks

Bowling Alleys

Condominiums

Distribution

Forest Land

Freezer/Cold Storage

Golf Courses

Heavy Industrial Plants

Hospitals

Hotels

Industrial Parks

Lakefront

Land Development

### Case 12-12394-1-rel Doc 16-4 Filed 10/12/12 Entered 10/12/12 09:25:29 Desc Certificate of Service EXHIBIT Cr(PARTIFICATION PROPERTY OF A PROPE

Manufacturing Facilities

Marinas

Motels

Mursing Homes

Office Buildings

Reservoirs

Residences

Resorts

Restaurants

Retail Establishments

Schools

Shopping Centers

Ski Centers

Subdivisions

Synagogues

Truck Terminals

Vacant Land

Warehouses

### Case 12-12394-1-rel Doc 16-4 Filed 10/12/12 Entered 10/12/12 09:25:29 Desc Certificate of Service EXHIBIT C (PART II) Page 58 of 61

### QUALIFICATIONS OF THE APPRAISER James E. Coonley

NYS Certified Real Estate General Appraiser 46-25819

EDUCATION

Rudson Valley Community College, Associates Degree, Math Science 1978 State University of New York at Syracuse, Bachelor's Degree, Forestry 1980

#### PROFESSIONAL AFFILIATIONS

Associate Member, Appraisal Institute Licensed New York State Real Estate Agent

#### QUALIFIED BY EXAMINATION AND EXPERIENCE

MYS Supreme Court, Warren County - Qualified Expert Witness
NYS Supreme Court, Albany County - Qualified Expert Witness

ADDDATEAT.	EXPERIENCE
AFFERIABLE	DOEDD LOW U

12/93 - Present	Bauer Appraisal Group, Inc. Staff Appraiser
5/91 - 12/93	Jordan & Hafner, Inc. Staff Appraiser
7/90 - 5/91	Hafner Appraisal Associates, Inc. Staff Appraiser
6/80 - 5/90	Lumac Company, Forester

P\80 - 2\20 House confro	arg, rozosco.	
TECHNICAL TRAINING 2010-11 USPAP Update Course	SPONSORING INSTITUTION Manfred R. E Learning Center (Hondros)	YEAR 2011
Foreclosures	Manfred R. E. Learning Center (Hondros)	2011
Mold, Moisture and Building Codes	Manfred R. E. Learning Center	2011
Introduction to Comm. Appraisal	Manfred R. E. Learning Center (Hondros)	2011
How to Develop 1 to 100 Acres	Manfred R. E. Learning Center	2010
Business Practices and Ethics	Appraisal Institute	2010
USPAP Update Course	Manfred R. E. Learning Center (Hondros)	2008-09
Sustainable Housing and Building Green	Manfred R. E. Learning Center	2009
Fair Housing/Fair Lending in Real Estate	Manfred R. E. Learning Center	2009
Code of Ethics Training	National Association of Realtors	s 2008
Combo Properties -Est. Mkt. Value	Manfred R. E. Learning Center	2008
Residential Construction	Manfred R. E. Learning Center	2007
USPAP Update Course	Appraisal Institute	2006

### TECG380.12:12294-1-rel Doc 16-4 Fileds 60/12/12:TECH10:ed 10/12/12:09:25:29 Desc Mobiles, Modulars Certificate of Services EXHUBIT. C. (PARTING CRage 59 00 61

Land Development	Manfred R. E. Learning Center	2006
A Practical Understanding of The Appraisal Process	Manfred R. E. Learning Center	2005
Adiron. PropEst. Mkt. Value	Manfred R. E. Learning Center	2004
USPAP Update Course	Manfred R. E. Learning Center	2004
Geology, Soils & Forests of NY	Manfred R. E. Learning Center	2005
Serving Real Estate Investors	Manfred R. E. Learning Center	2003
Selling New Construction	Manfred R. E. Learning Center	2003
Investment Property Analysis	Manfred R. E. Learning Center	2003
Standards of Prof. Practice, Part C	Appraisal Institute	2002
Residential Property Management	Manfred R. E. Learning Center	2001
Home Insp./Defects & Remediation	Manfred R. E. Learning Center	2001
Appraising Commercial Properties	Manfred R. B. Learning Center	2000
Great Adirondack Camps	Manfred R. B. Learning Center	2000
Overcoming Environmental Obstacles in the Real Estate Transaction	Manfred R. E. Learning Center	1999
Intro to Property Management	Manfred R. B. Learning Center	1999
Property Value Studies in Relation to Community Residences	Appraisal Institute	1997
Standards of Professional Practice Parts A & B	Appraisal Institute	1996
Subdivision Analysis Seminar	Appraisal Institute	1994
G-3 Applied Income Property Valuation	Albany Center for Real Estate Education	1993
Land Development Seminar	H. V. LaBarba & Associates	1992
Residential Appraisal	Alb. Ctr. for Real Estate Educ.	1992
Capitalization Theory & Techniques Part B	Appraisal Institute Latham, New York	1992
Capitalization Theory & & Techniques Part A	Appraisal Institute Siena College, New York	1992
Appraising Troubled Properties	Appraisal Institute	1992
Small Residential Income Appr. 1 Rpt.	Society of Real Estate Appraisers	1991
Course 101 Course 102	Society of Real Estate Appraisers	1990

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Apartment Buildingstifficate of Service EXHIBIT C (PART II) Page 60 of 61

Automobile Dealerships

Banks

Condominiums

Pirehouses

Freezer/Cold Storage

Group Homes

Marinas

Manufacturing Facilities

Medical Offices

Motels

Multifamily Dwellings

Neighborhood Shopping Centers

Office Buildings

Rental Studies

Restaurants

Retail Stores

Single-Family Dwellings

Subdivisions

Vacant Land

Warehousing/Manufacturing

#### PARTIAL LIST OF CLIENTS SERVED

Adirondack Trust Company

Agway, Inc.

Amsterdam Savings Bank

Ballston Spa National Bank

Bank of America

Bank of Bennington

Bast Hatfield

Capitol Apartments Ltd. Partnership

Chase Lincoln Bank

Chemical Bank

CitiBank

CNG Transmission Corp.

Community Preservation Corp.

Family Financial Services

First National Bank of Glens Falls

First Niagare Bank

First Vermont Bank & Trust Co.

Glens Falls National Bank

Key Bank

KPMG Peat Marwick

M & T Bank

NET Bank

Niagara Mohawk Power Corporation

NYS Department of Environmental Conservation

NYS Thruway Authority

Off Track Betting Corp.

Scenic Hudson

Statewide Funding

ID Banknorth

Tennessee Gas Pipeline Co.

The Mortgage Group

Town of Colonie

Travelers Relocation

Trustco Bank

U.S. Postal Service

Wilbur Bank

Case 12-12394-1-rel Doc 16-4 Filed 10/12/12 Entered 10/12/12 09:25:29 Desc ATTORNEYS Certificate of Service EXHIBIT C (PART II) Page 61 of 61

Lombardi, Reinhard, Walsh & Harrison MacKrell, Rowlands, Premo & Pierro, P.C. David Murphy Read and Laniado